Karen Johnson Davidson County
Batch# 1177436 DEEDWARR
09/04/2024 08:05:30 AM 4 pgs
Fees: $23.00 Taxes: $1,591.00
20240904-0067847

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $430,000.00

Kaitlyn West
Affiant

Subscribed and sworn to before me, this 30 day of August, 2024.

Notary Public
My commission expires:

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Andrew Murray Mitchell, Jr **Sarah Elizabeth Thomas**	NEW OWNER	**081022G00200CO**
2422 24th Ave North		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Gabriella Falco, single and Sally Falco, single

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew Murray Mitchell, Jr a registered Domestic Partner and Sarah Elizabeth Thomas, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 2 of Townhomes at 2422 24th, a Horizontal Property Regime with Private Elements established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et. seq. of the Tennessee Code Annotate, under Declaration of Covenants, Conditions, and Restrictions of Townhomes at 2422 24th, of record in Instrument No. 20171114-0116736, Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and the buildings thereof, said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration.

Being the same property conveyed to Gabriella Falco and Sally Falco, by Warranty Deed from Dawkins Contracting, LLC, dated June 12, 2019, of record in Instrument No. 20190613-0057128, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2422 24th Ave North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

_____ Date: 08/29/2024
Gabriella Falco

STATE OF COLORADO

COUNTY OF Denver

Personally appeared before me, a Notary Public of said County and State, Gabriella Falco, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of August, 2024.

_____
NOTARY PUBLIC

INDIA WILKINS Y MARTINEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224040129
MY COMMISSION EXPIRES October 17, 2026

My Commission Expires: October 17, 2026

Sally Falco

Date: AUG 2024

STATE OF Virginia

COUNTY OF King George

Personally appeared before me, a Notary Public of said County and State, Sally Falco, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of August, 2024.

CRISTINA SCHOLES
Notary Public
Commonwealth of Virginia
8046457
My Commission Expires 08/31/2027

NOTARY PUBLIC

My Commission Expires: 08/31/2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **August 29th, 2024**.

Affiant Signature

08/29/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **29th** day of **August**, 20**24**.

Notary Public

Notary's Seal:

