Name and Address of New Owner:
Sebastian J. De Varona and Betty De Varona
400 Herron Drive, #313
Nashville, TN 37210

Send Tax Bills To:
Sebastian J. De Varona and Betty De Varona
400 Herron Drive, #313
Nashville, TN 37210

This Instrument Prepared By:
Cathy Edley
The Real Title Agency LLC
350 Lincoln Road Floor 2
Unit #351
Miami Beach, FL 33139

Karen Johnson Davidson County
Batch# 1195051 DEEDWARR
10/17/2024 12:43:30 PM 4 pgs
Fees: $23.00 Taxes: $1,102.60
20241017-0080674

Map & Parcel No: 105-12-0B-053-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Elena Dibble, a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sebastian J. De Varona, an unmarried man and Betty De Varona, a married woman, as tenants in common with rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

The land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Land in Davidson County, Tennessee, being Unit 313 of Alloy Condominium, described in the Declaration for Alloy Condominium, of record in Instrument No. 20161123-0123972, amended\line in Instrument Nos. 20170616-0060696, 20180530-0051643 and 20181012-0101119, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, \line conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit\line "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Elena Dibble by Warranty Deed from Ying Liu, unmarried of record in Instrument No. 20220408-0040859 Register's Office for Davidson County, Tennessee, dated March 25, 2022, and recorded on April 08, 2022.

Same being known as 400 Herron Drive, Apt. 313, Nashville, TN 37210
Parcel No. 105-12-0B-053-00

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of October, 2024.

_____(SEAL)
Elena Dibble

STATE OF TENNESSEE
COUNTY OF eMaury

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 15th day of October, 2024, by Elena Dibble.

_____
Signature of Notary Public
Print, Type/Stamp Name of Notary Erica A. Hansbrough

Personally Known:_____ OR Produced Identification:_✓_
Type of Identification
Produced: Driver license

ERICA A. HANSBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-27-2028

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $298,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Elena Dibble

STATE OF TENNESSEE
COUNTY OF Maury

Sworn to (or affirmed) and subscribed before me by means of (✓) physical presence or ( ) online notarization this 15th day of October, 2024, by Elena Dibble.

Signature of Notary Public
Print, Type/Stamp Name of Notary Erica A. Hansbrough

Personally Known:_____ OR Produced Identification:___✓___
Type of Identification
Produced: Driver's license

ERICA A. HANSBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-27-2028

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 15, 2024.

J. Carlton Drumwright

October 15, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 15, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY