Karen Johnson Davidson County
Batch# 1203017 DEEDWARR
11/08/2024 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20241108-0087335

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7 DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES 9/7/2026 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. Jonathon Loffi and Rebekah Loffi	New owners	
(NAME) 811 Willowdale Court	(NAME) 811 Willowdale Court	147030B06100CO
(ADDRESS) Nashville, TN 37220	(ADDRESS) Nashville, TN 37220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **Julie C. Fortune and Marion Jackson, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M. Jonathon Loffi and Rebekah Loffi, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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. E-12, of Southern Hills Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, Page 502 amended in Book 7044, Page 209, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Julia C. Fortune and Marion Jackson, by virtue of that certain Warranty Deed dated October 5, 2021, and being of record at Instrument No. 20211008-0135487 in the Register's Office of Davidson County, Tennessee.
Julie C. Fortune being one and the same and was erroneously referred to as Julia C. Fortune

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 370 Wallace Rd E12 Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

Witness my hand this 7th day of November, 2024.

Julie C. Fortune

Marion Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Julie C. Fortune and Marion Jackson**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of November, 2024.

Notary Public

My Commission Expires: 9/5/2028

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 November 7, 2024.

Affiant Signature

11/7/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7 day of November, 2024.

Notary's Signature (Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026