Prepared from Information supplied by the parties
No Title Search

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Barbara Fink
1245 N. Avondale Circle
Nashville, Tennessee 37207

MORTGAGEE:

Karen Johnson Davidson County
Batch # 1212736 DEEDWARRSP
12/05/2024 08 33 31 AM 2 pgs
Fees $13 00 Taxes $148 00
20241205-0094388

SEND TAX BILL TO:
Owner

MAP **071-02-0**
GROUP
PARCEL **015.00co**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Daniel Colombo, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Barbara Fink, unmarried**, hereinafter called the GRANTEE, her heirs and assigns, all of the Grantor's interest in a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of E.C.Scruggs Avondale Plan, 1st Addition, as shown by plat and survey of record in Book 161, page 13, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Barbara Fink, a single woman and Daniel Colombo, a single man by deed dated October 8, 2020 from Bruce Alan Good and Adrien Marie Good, husband and wife of record in Instrument No. 20201009-0117871, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2024 and subsequent years.

This is **improved** property known as **1245 N. Avondale Circle, Nashville, Tennessee 37207.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of

said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her heirs and assigns, against the lawful claims of all persons claiming by or through the Grantor. 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 the 27th day of November, **2024.**

Daniel Columbo

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Daniel Columbo**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27th day of November, 2024.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 6/21/2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $40,000.00.

AFFIANT

Subscribed and sworn to before me on this 27 of November 2024

NOTARY PUBLIC

My Commission Expires: 6/21/25