Karen Johnson Davidson County
Batch# 531828 DEEDWARR
12/14/2020 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $6,845.00
20201214-0146456

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3098

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,850,000.00

Amanda Simpson
Affiant Employee of Title Co

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 9th day of December, 2020

Notary Public

Commission Expires: 2/4/23

JAMIE S WEYANT
Notary Public
Gaston County
NORTH CAROLINA

Address of New Owner	Send Tax Bills To:	Map & Parcel
Anthony Todd Bulgarino and Nicole Allen Bulgarino 1025 B Battery Lane Nashville, TN 37220	1025 B Battery Ln Nashville, TN 37220	131-12-4B-002.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Matthew Beata and Mary Beata, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anthony Todd Bulgarino and Nicole Allen Bulgarino, husband and wife

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 B of the Homes at Battery Cove I, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Homes at Battery Cove of record in Instrument No. 20160804-0080828, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Homes at Battery Cove I, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20160805-0080828, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being a portion of the same property conveyed to Boulevard Building, Group, LLC by Warranty deed from Kevin Krantz of record in Instrument No. 20160804-0080724 Register's Office for Davidson County, Tennessee, dated July 28, 2016 and recorded on August 04, 2016 and Scrivener's Affidavit recorded on May 18, 2018 in Instrument No. 20180518-0047809.

Being the same property conveyed to Matthew A. Beata by Quitclaim deed from Boulevard Building Group, LLC of record in Instrument No. 20171219-0129205 Register's Office for Davidson County, Tennessee, dated December 14, 2017 and recorded on December 19, 2017.

Being the same property conveyed to Matthew Beata and Mary Beata, husband and wife by Quitclaim deed from Matthew A. Beata of record in Instrument No. 20180207-0012377 Register's Office for Davidson County, Tennessee, dated February 01, 2018 and recorded on February 07, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1025 B Battery Lane, Nashville, TN 37220

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 so 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.

Dated this the 9th day of December, 2020.

Matthew Beata

Mary Beata

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Matthew Beata and Mary Beata** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 9th day of December, 2020

Notary Public
My Commission Expires: _____

(Notary Seal)

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/25/2024

True Copy Certification

I, John Midler, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Midler

Signature

State of NC

County of MECKLENBURG

Personally appeared before me, JAMIE S. WEYANT, a notary public for this county and state ~~MECKLENBURG, NC~~ * who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed

* John Midler

J. S. Weyant

Notary's Signature

My Commission Expires: 02/04/2023

Notary Seal (if on paper)

JAMIE S WEYANT
Notary Public
Gaston County
NORTH CAROLINA