WARRANTY DEED

Karen Johnson Davidson County
Batch# 581129 DEEDWARR
03/02/2021 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20210302-0026033

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of February, 2021

Notary Public

MY COMMISSION EXPIRES: 11/16/22

(AFFIX SEAL)

DAVID P WEBBER NOTARY PUBLIC TENNESSEE My Comm Exp. 11/16/2022 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alexander Paul Sacco Donald Paul Sacco	NEW OWNER	Part of 119-13-0-228.00
(NAME) New Address	463A Radnor Street Nashville, TN 37211	
(ADDRESS)	(ADDRESS)	
, TN		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mena Nady,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **DONALD PAUL SACCO AS TRUSTEE OF THE DONALD PAUL SACCO LIVING TRUST DATED 2/14/2019, AND ALEXANDER PAUL SACCO, UNMARRIED MAN, ,** 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 "A" of The Plan of Declaration of Protective Covenants Conditions and Restrictions for 463 Radnor Street a Planned Unit Development, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of The Plan of Declaration of Protective Covenants Conditions and Restrictions for 463 Radnor Street a Planned Unit Development, a Horizontal Property Regime with Private Elements, of record as Instrument Number 20201002-0114283, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all 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 Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests 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 building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20201002-0114283, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Mena Nady from Bank of America, N.A. by Quitclaim Deed on August 21, 2019, of record in Instrument Number 20190904-0089039, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Protective Covenants, Conditions and Restrictions for 463 Radnor Street a planned unit

development of record in Instrument No. 20201002-0114283 in the Register's Office for Davidson County, Tennessee.

Taxes have been prorated and assumed by the Grantee(s).

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

Taxes have been prorated and assumed by the Grantee(s)

unimproved ☐

This is improved ☑ property, known as 463-A Radnor Street, 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/our hands this 18th day of February, 2021.

Mena Nady

State of Tennessee
County of Davidson

Personally appeared before me Mena Nady, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of February, 2021.

Notary Public Judith C. Jacobs
My Commission Expires: 9-14-23

File No.: 202101030

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, **Jennifer L. Pennell**, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, **Katherine Warren**, a notary public for this county and state, **Jennifer L. Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022