WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MARCH, 2021.

Notary Public

Amy C. Braunscheidel
NOTARY PUBLIC - STATE OF MICHIGAN
County of Livingston
My Commission Expires July 25, 2025
Acting in the County of Livingston

MY COMMISSION EXPIRES: 7/25/25

G-C-21-2014

(AFFI

Karen Johnson Davidson County
Batch# 583868 **DEEDWARR**
03/04/2021 09:37:15 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20210304-0028083

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephen Khoury and Lisa Khoury	New Owner	
(NAME)	(NAME)	**117-03-0Y-003.00-CO**
21 Tournament Way		
(ADDRESS)	(ADDRESS)	
Sutton, MA 01590		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NOREEN LEA NALLI, TRUSTEE OF THE TONATLI LIVING TRUST U/A DATED MARCH 21, 2019,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN KHOURY AND LISA KHOURY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 3, together with the appurtenant interest in the common elements of 2014 Cedar Lane Condominiums, described in Declaration of record in Instrument No. 20170202-0011441, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit "E", to the aforementioned Declaration.

Being the same property conveyed to Noreen Lea Nalli, as trustee of the Tonatli Living Trust by Quitclaim deed from Noreen L. Nalli of record in Instrument No. 20190405-0031036 Register's Office for Davidson County, Tennessee, dated March 21, 2019 and recorded on April 05, 2019.
Being the same property conveyed to Noreen L. Nalli, unmarried by Warranty deed from Cottage Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20180409-0033281 Register's Office for Davidson County, Tennessee, dated April 06, 2018 and recorded on April 09, 2018.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 3, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170202-0011441, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20150129-0008525 in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20160414-0035846, in the Register's Office for Davidson County, Tennessee.
- Deed of Easement to State of Tennessee of record in Book 5307, Page 607, in the Register's Office for Davidson County, Tennessee.
- All right of ingress and egress to from and across the tract of land conveyed to the State of Tennessee of record in Book 4749, Page 468, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2014 Cedar Lane #103, Nashville, Tennessee 37212**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 1st DAY OF MARCH, 2021.

The Tonatli Living Trust u/a Dated March 21, 2019

BY: _____
Noreen Lea Nalli
Trustee

STATE OF Michigan
COUNTY OF Livingston

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NOREEN NALLI, TRUSTEE of THE TONATLI LIVING TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 1st of March, 2021.

_____
Notary Public
My Commission Expires: 7/25/25
(SEAL)

Amy C. Braunscheidel
NOTARY PUBLIC - STATE OF MICHIGAN
County of Livingston
My Commission Expires July 25, 2025
Acting in the County of Livingston

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212