Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

Karen Johnson Davidson County
Batch# 643787 **DEEDWARR**
05/25/2021 11:49:28 AM 2 pgs
Fees: $13.00 Taxes: $921.30

20210525-0070708

(55Y6 **WARRANTY DEED**

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0307

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gary Carter	First Choice Lending	Map: 172120D38900
(NAME) 7231 Althorp Way; Unit R-1	(NAME) 9821 Cogdill Rd #2	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Knoxville, TN 37932	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FORTY-NINE THOUSAND AND NO/100 DOLLARS ($249,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JONATHAN BERARDUCCI AND WIFE, PRISCILLA BERARDUCCI,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GARY CARTER, UNMARRIED GC

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 R-1 as shown on Exhibit B2 & B5 to the supplemental Declaration of Charter, Easements, Covenants, and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, as amended and shown as Exhibit A and B-2 of Instrument No. 20050815-0096405, in the Register's Office for Davidson county, Tennessee, Also being a part of the same property shown on the Plan of Section 2, The town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182 in said Register's Office.

Being the same property conveyed to Jonathan Berarducci, a married person, by Quitclaim Deed from James Lucas, an unmarried person, of record in Instrument No. 20170602-0055006, dated April 26, 2017, Register's Office for said County. See also prior deed of record in Instrument No. 20060531-0063940, dated May 22, 2006, said Register's Office.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20050322-0031182, Instrument No. 20050324-0032209 and Instrument No. 20050815-0096405, said Register's Office; (3) Storm Water Easements of record in Book 7361, Page 230, Instrument No. 20020408-0042676, Instrument No. 20040310-0027422, and Instrument No. 20030923-0140666, said Register's Office; (4) Charter for Homeowner's Association of record in Instrument No. 20031016-0153550, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No.20020315-0032526, Instrument No. 20050324-0032209, Instrument No. 20031212-0017842, and Instrument No. 20020315-0032825, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 7231 Althorp Way; Unit R-1, Nashville, TN 37211
(House No.) (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 our hands this 21st day of May, 2021.

Jonathan Berarducci

Priscilla Berarducci

RISHABH PATEL NOTARY PUBLIC FULTON COUNTY, GA Exp. Jan. 30, 2023

STATE OF GA
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan Berarducci and Priscilla Berarducci, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 20 day of May, 2021.

My Commission Expires:

Rishabh Patel
Notary Public