THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 201131783

Karen Johnson Davidson County
Batch# 652453 **DEEDWARR**
06/09/2021 11:10:25 AM 2 pgs
Fees: $13.00 Taxes: $1,621.34

20210609-0077378

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $438,200.00.

Affiant

Subscribed and sworn to before me, this 28th day of May, 2021.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph Castagnaro and Dana Slomins 7016 Westside Circle Nashville TN 37205	New Owner	Tax Parcel ID No. 143-03-0E-018.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Boost Commons Development, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph Castagnaro, unmarried and Dana Slomins, unmarried, as tenants in common with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 15 on the plan of 1101 Boost Commons, a Townhouse Planned Unit Development, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 1101 Boost Commons, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180921-0093677, amended in Instrument No. 20181105-0109337, Instrument No. 20190930-0099544 and in Instrument No. 20201221-0150988, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to BOOST COMMONS DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from 11 VAUGHNS GAP RE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20181015-0101815, dated October 10, 2018, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 143-03-0E-015.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20180921-0093677, amended in Instrument No. 20181105-0109337, Instrument No. 20190930-0099544 and in Instrument No. 20201221-0150988, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 4764, page 710, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4889, page 188, said Register's Office.

Terms, provisions, agreements, covenants, conditions, restrictions and easements as provided in deed of record in Book 3898, page 425, said Register's Office.
Title to that portion of the premises, if any, embraced within the right-of-way of CSX Railroad.

This is improved property located at 7016 Westside Circle Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of May, 2021.

Boost Commons Development, LLC

By: Victor Bishara, Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Victor Bishara, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of Boost Commons Development, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 28th day of May, 2021.

Notary Public

My Commission Expires: 5/7/2024

