WARRANTY DEED

Karen Johnson Davidson County
Batch# 658660 DEEDWARR
06/17/2021 09:28:38 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20210617-0081789

File No. TR-21-757

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Tracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2021

M. Catherine Chancellor
Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC M. CATHERINE CHANCELLOR DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R.L. Moore Trustee of 220 Riverside Trust	Pinnacle Bank	
(NAME) 1212 8th Avenue South, Suite 102	(NAME) 150 3rd Ave. South, Ste. 1000	094-03-0-001.00-CO (as to Unit A) and 094-03-0A-002.00-CO (as to Unit B)
(ADDRESS) Nashville, TN 372063	(ADDRESS) Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jason A. Ponciroli, married and joined by his spouse Amber Ponciroli**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **R. L. Moore, Trustee of 220 Riverside Trust Dated 6/10/2021**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lying and being in Davidson County, Tennessee:

Being Units A and B of Homes at 220 Riverside Drive, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 220 Riverside Drive, a Horizontal Property Regime with Private Elements, as recorded in Instrument No. 20201209-0143650, as amended in First Amendment to Declaration of Covenants, Conditions and Restrictions for Homes at 220 Riverside Drive, a Horizontal Property Regime with Private Elements in Instrument No. 20210617-0081788 in the Register' s Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Jason A. Ponciroli, an unmarried person by Warranty deed from Justin W. Carlson and Elizabeth Margarita Turner of record in Instrument No. 20161013-0108315 Register's Office for Davidson County, Tennessee, dated October 06, 2013 and recorded on October 13, 2016.

Being also known as 220 A&B Riverside Drive Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 15th day of June, 2021.

Jason A. Ponciroli

Amber Ponciroli

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of June, 2021, before me personally appeared Jason A. Ponciroli and Amber Ponciroli, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of June, 2021.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON