Karen Johnson Davidson County
Batch# 689280 DEEDWARR
08/03/2021 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20210803-0104091

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-21-3435

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Jennifer A Hoffman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of July, 2021

Allison M. Noble
Notary Public

Commission Expires: 6/19/2023

ALLISON M NOBLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES JUNE 19, 2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sarah K. Klein/Robert Klein 3210 West End Circle #303 Nashville, TN 37203	Robert Klein 107 Bluegrass Cove Hendersonville, TN 37075	104-02-3D-303.00-CO

WARRANTY DEED

FOR AND IN 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,

Adriana Mirra Cesare, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sarah K Klein, a single woman, Robert Klein, a married man, joint tenants with expressed rights of survivorship

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 Number 303, on the Plan of The Maxwell, as shown on and established by the Declaration of the Maxwell, a condominium, together with any storage unit and parking space specified in Exhibit F of said Declaration of the Maxwell, a condominium, of record in Instrument No. 20091214-0113711, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description. The Easements, Restrictive Covenants, Bylaws, Conditions and Regulations imposed upon and relating to each Unit, properly, co-owners or tenants of The Maxwell, a condominium, contained in the Declaration of the Maxwell of record in Instrument No. 20091214-0113711, Register's Office for Davidson County, Tennessee and are incorporated herein by reference and made a part hereof as though copied herein.

Being the same property conveyed to Adriana Mirra, unmarried by Warranty deed from Mark A. Arrieta and Gayle Arrieta, husband and wife of record in Instrument No. 20160111-0002830 Register's

Office for Davidson County, Tennessee, dated January 08, 2016 and recorded on January 11, 2016. Adrianna Mirra, by virtue of marriage, now known as Adriana Mirra-Cesare.

Benedict Joseph Cesare, spouse of Adriana Mirra Cesare, joins in the execution of this instrument, to convey his marital interest, if any, in said property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 3210 West End Circle #303, Nashville, TN 37203

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 so 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.

Dated this the 28th day of July, 2021.

Adriana Mirra-Cesare

Benedict Joseph Cesare

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Adriana Mirra Cesare and Benedict Joseph Cesare** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Mt. Juliet~~ BRENTWOOD, Tennessee this 28th day of July, 2021.

Notary Public
My Commission Expires:

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

WARRANTY DEED

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/28/2021.

Jennifer A Hoffman
Affiant
Date: 7/29/2021

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 29th day of July, 2021.

Allison M. Noble
Notary Public

My Commission Expires: 6/19/2023

