Karen Johnson Davidson County
Batch# 710429 DEEDWARR
09/07/2021 10:10:37 AM 2 pgs
Fees: $13.00 Taxes: $627.15

20210907-0119378

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

ate of Tennessee
unty of Davidson

e actual consideration or value, whichever is eater, for this transfer is **$169,500.00**

Affiant

Subscribed and sworn to before me, this the 3rd day of September, 2021.

M. Catherine Clearwaters
Notary Public

My commission expires: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Andrew James Druffel	New Owner	**131-01-0D-228.00 CO**
5025 Hillsboro Pike Unit No. 228		
Nashville, TN 37215		

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, WE,

Frank Rosato, a married man

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

Andrew James Druffel, single man

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 No. 228, also known as Apartment 24-M, on the Plat of Georgetown Apartment of record in Plat Book 5200, page 4, and on the Horizontal Property Regime for 5025 Hillsboro Homeowner's Association, as recorded in the Master Deed of record in Book 5211, page 325, amended in Book 5616, page 133, and Book 6079, page 516, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to FRANK ROSATO, by deed from JOHN W. AUCKERMAN, JR. AND WIFE, SHARON D. AUCKERMAN, of record in Instrument No. 20021118-0142452, dated October 15, 2002, said Register's Office.

The undersigned, Rachel A. Rosato, spouse of Frank Rosato, joins in the execution of this instrument for the purpose of conveying to the Grantees all her right, title, claim, and interest in and to the above-described property, including but not limited to, her homestead and any and all other marital rights.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (_X_) Unimproved (____) property known as **5025 Hillsboro Pike Unit No. 228, Nashville, TN 37215**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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(s) this 2 day of September, 2021.

Frank Rosato

Rachel A. Rosato

STATE OF Virginia
COUNTY OF Chesterfield

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Frank Rosato and Rachel A. Rosato**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2 day of **September, 2021.**

Notary Public

My Commission Expires: 08/31/2025

SHOBHA R MODI
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES AUG. 31 2025
COMMISSION # 351931