Karen Johnson Davidson County
Batch# 747091 DEEDWARR
10/29/2021 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20211029-0145714

WARRANTY DEED

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Patricia Green
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2021

Eliza Whitfield
Notary Public

MY COMMISSION EXPIRES: 5-5-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RPMSkyline, LLC	RPMSkyline, LLC	092-12-0-A-112.00 CO
(NAME)	(NAME)	
202 South 10th Street	202 South 10th Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(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, we, **Shannon L. Pellatiro and husband, Kevin Pellatiro,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RPMSkyline, LLC, a Tennessee limited liability company,** 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. 112, STATE HOUSE MANOR, AS SHOWN IN THE MASTER DEED FOR STATE HOUSE HOMEOWNERS ASSOCIATION, OF RECORD IN BOOK 7333, PAGE 36, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SHANNON L. PELLATIRO AND HUSBAND, KEVIN PELLATIRO, BY WARRANTY DEED FROM CHARLES EDWARD ROBERTS, JR. AND WIFE, DONNA G. ROBERTS, DATED JUNE 30, 2005, OF RECORD IN INSTRUMENT NO. 20050706-0077773, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 1808 State Street, Unit 112, Nashville, TN 37203
(House Number) (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.

This conveyance is subject to the following: Taxes for the year 2021, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters shown in Master Deed of record in Book 7333, page 36, amended in Instrument No. 20160504-0043758; Articles of Incorporation/Charter of record in Book 7343, page 409; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 26th day of October, 2021.

Shannon L. Pellatiro

Kevin Pellatiro

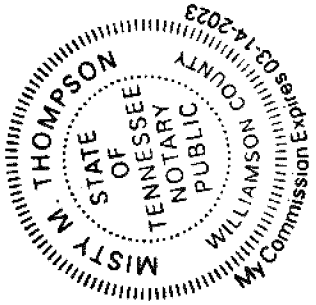
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Shannon L. Pellatiro and Kevin Pellatiro, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 26th day of October, 2021.

Notary Public
My Commission Expires: _____

File No.: 35303



Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the 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 10/28/2021 (date of document).

Affiant Signature

10/28/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 28th day of October, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025