Karen Johnson Davidson County
Batch# 755025 DEEDWARR
11/15/2021 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,820.74
20211115-0151688

WARRANTY DEED

KAZ ARBOGAST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-07-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $492,093.00.

Affiant Megan Paulus

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF November, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

File #21-1700-305-V

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Anthony Pangrazio	**Same as New Owner**	
(NAME)	(NAME)	**P/O 104-08-0-423.00**
160 East Estero Lane		
(ADDRESS)	(ADDRESS)	
Litchfield Park, AZ 85340		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MAGNOLIA PROPERTIES NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW ANTHONY PANGRAZIO, A MARRIED PERSON** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 305 of Village Row Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Village Row Condominiums of record in Instrument Number 20211006-0134605, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Master Deed

Being a portion of the same property conveyed to Magnolia Properties Nashville, LLC, a Tennessee limited liability company by Quit Claim deed from Donald A. Seitz, and wife Maureen Seitz of record in Instrument No. 20120720-0064023 Register's Office for Davidson County, Tennessee, dated July 20, 2012 and recorded on July 20, 2012.

This conveyance is subject to:
* Taxes for the year 2021 and subsequent years.
* Plan of record in Plat Book 5190, Page 44, Register's Office for Davidson County, Tennessee.
* Covenants, Conditions and Restrictions of record in Instrument Number 20211006-0134605, Register's Office for Davidson County, Tennessee.
* All matters of record in Book 5190, Page 44, in the Register's Office for Davidson County, Tennessee.
* Restriction in deed of record in Book 5356, Page 739, in the Register's Office for Davidson County, Tennessee.
* Restriction for University Center Urban Renewal Area of record in Book 4626, Page 719, amended in Book

10737, Page 558, in the Register's Office for Davidson County, Tennessee.
* Easement to Comcast of Nashville I, LLC of record in Instrument Number 20130726-0077479, in the Register's Office for Davidson County, Tennessee.
* Agreement and Grant of Appurtenant Easement of record in Instrument Number 20120531-0047214, in the Register's Office for Davidson County, Tennessee.
* Declaration o Restrictions and Covenants for Stormwater Facilities and Systems, of record as Instrument Number 20120725-0065198, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1700 Belcourt Avenue, #305, Nashville, TN 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 8th day of November, 2021.

Magnolia Properties Nashville, LLC, a Tennessee Limited Liability Company

By: _____
Loy Carney, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared LOY CARNEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be AUTHORIZED AGENT of MAGNOLIA PROPERTIES NASHVILLE, LLC, the within named bargainor, a Tennessee limited liability company, and that such LOY CARNEY as such AUTHORIZED AGENT, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Tennessee limited liability company as AUTHORIZED AGENT.

Witness my hand and seal this 8th day of November, 2021.

_____
Notary Signature
My commission expires:_____



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Kaz Arbogast,** 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 this the 8th day of November, 2021.

Affiant Signature
Date 11/08/2021

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8th day of November, 2021.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

