Karen Johnson Davidson County
Batch# 773967 DEEDWARR
12/15/2021 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20211215-0165426

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $560,000.00.

Affiant

Subscribed and sworn to before me, this ~~7th~~ 10th day of December, 2021.

Notary Public

My commission expires: 10/21/2024

(Notary Stamp)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Tyler Beauchamp Pedroncelli and Paul Joseph Pedroncelli, Jr.	CMG Mortgage, Inc.	091-11-0V-007.00
4908 Delaware Ave #G	3160 Crow Canyon Rd., Ste. 400	
Nashville, TN 37209	San Ramon, CA 94583	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jason Rubino, married man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Tyler Beauchamp Pedroncelli and Paul Joseph Pedroncelli, Jr., wife and husband

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land situated in Davidson County, Tennessee, being Unit No. 7 as established in Declaration of Covenants, Conditions and Restrictions for Homes at Delaware Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20171116-0117917, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Mad-Shu Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Cynthia French, a single woman of record in Instrument No. 20161102-0116128 Register's Office for Davidson County, Tennessee, dated October 31, 2016 and recorded on November 02, 2016.

*The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

Being the same property conveyed to Jason Rubino by Warranty deed from Mad-Shu Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200109-0002939 Register's Office for Davidson County, Tennessee, dated January 08, 2020 and recorded on January 09, 2020. *

This is improved property known as **4908 Delaware Ave #G, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 6th day of December, 2021.

Jason Rubino

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jason Rubino, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 6th day of December, 2021.

Notary Public
My Commission Expires: 01/06/2025

SolomonParks File No. 21-000546-526



Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/6/2021 (date of document).

Jennifer Russell
Affiant Signature

12/10/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 10 day of December 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

