WARRANTY DEED

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

G-FSBO-21-1624

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5.2.22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tretn Killian and Nora Verhoff	**Atlantic Union Bank**	
(NAME)	(NAME)	**104-16-0D-006.00-CO**
1624 Linden Avenue	**1800 Robert Fulton Drive, Suite 350**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Reston, VA 20191**	
(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, **JOHN J. PROCACCINI AND KATHERINE M. MCKAY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TRETN KILLIAN, A SINGLE MAN, AND NORA VERHOFF, A SINGLE WOMAN,** 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. 6 of Belmont Lofts, 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 Belmont Lofts of record in Instrument Number 20051028-0130475, 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; the By-laws appended thereto and depicted in Exhibit C; said Unit being depicted on Exhibit D to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in to said Master Deed.

Being the same property conveyed to John J. Procaccini and Katherine M. McKay, husband and wife by Warranty deed from R. Eric Thornton, unmarried of record in Instrument No. 201608170085875 Register's Office for Davidson County, Tennessee, dated August 12, 2016 and recorded on August 17, 2016.

This conveyance is subject to:
- Taxes for the year 2022, and all subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belmont Lofts of record in Instrument Number 20051028-0130475, Register's Office for Davidson County, Tennessee.
- Charter for Belmont Lofts Condominium Association, Inc., of record in Instrument Number 20051028-0130478, 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 **improved** property known as: **1624 Linden Avenue, Nashville, Tennessee 37212**.

Karen Johnson Davidson County
Batch# 775029 **DEEDWARR**
12/16/2021 01:41:15 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20211216-0166530

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 9th DAY OF DECEMBER, 2021.

John J. Procaccini by Adam Jefferson, Attorney in Fact

John J. Procaccini by Adam Jefferson,
Attorney in Fact

Katherine M. McKay by Adam Jefferson, Attorney in Fact

Katherine M. McKay by Adam Jefferson,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adam Jefferson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JOHN J. PROCACCINI, and who acknowledged he/she/they executed the same as the free act and deed of the said JOHN J. PROCACCINI.

Witness my hand and official seal, this the 9th of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN C. E. BELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/11/2023
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adam Jefferson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of KATHERINE M. MCKAY, and who acknowledged he/she/they executed the same as the free act and deed of the said KATHERINE M. MCKAY.

Witness my hand and official seal, this the 9th of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN C. E. BELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/11/2023
COUNTY OF CHEATHAM

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212