Karen Johnson Davidson County
Batch# 782515 DEEDWARR
01/03/2022 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220103-0000051

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-6937

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of December, 2021

Notary Public

Commission Expires: 11/19/2025

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11-19-2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joseph Tardibuono, Jr, Tammy Tardibuono, and Nicholas Russel Tardibuono 1241 Route 37 West Toms River, NJ 08755	New Owners	072-15-0A-103.00-CO

WARRANTY DEED

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, I/WE,

Schoolhouse Suites, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph Tardibuono, Jr, Tammy Tardibuono, husband and wife and Nicholas Russel Tardibuono, unmarried 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. 103 as shown on the Plan of Porter Terrace Condominiums, Phase 2, together with an undivided percentage interest in the common elements appurtenant to said units, as set forth in the Master Deed of record in Book 7174, Page 537, as amended by Instrument No. 20160616-0061236, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said unit.

Being the same property conveyed to Schoolhouse Suites, LLC by Warranty deed from Porter Terrace Partners II, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160616-0061237, dated June 14, 2016 and recorded on June 16, 2016,Register's Office for Davidson County, Tennessee. See also Scrivener's Affidavit recorded November 14, 2016 in Instrument No. 20161114-0119865 in the said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is improved property known as: 103 Porter Terrace, Nashville, TN 37206

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 so 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.

Dated this the 21st day of December, 2021.

Schoolhouse Suites, LLC, a Pennsylvania Limited Liability Company

By: Kelly Hedrick Booth Owner
Kelly Hedrick Booth, Owner

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, of the State and County aforesaid, personally appeared Kelly Hedrick Booth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Owner of Schoolhouse Suites, LLC, the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in her above-stated capacity.

Witness my hand and official seal at Brentwood, Tennessee this 21st day of December, 2021.

Kaylie Payne
Notary Public
My Commission Expires: _____

KAYLIE PAYNE
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 9, 2025
COUNTY OF DAVIDSON

WARRANTY DEED

Certificate of Authenticity

I, Joshua A. Terry, 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 12/21/2021.

Affiant Signature

12/23/2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/23/2021.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON