THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 211238774**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $395,000.00 Affiant Subscribed and sworn to before me, this 24 day of December, 2021 . Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 784326 DEEDWARR
01/04/2022 11:49:30 AM 4 pgs
Fees: $23.00 Taxes: $1,461.50
20220104-0001190

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joe L. Evans and Rebecca D. Evans 229 Highland Villa Circle Nashville TN 37211	New Owner	Tax Parcel ID No. 161-14-0B-229.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anthony Raneri, a married man and Josephine Raneri, an unmarried woman** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Joe L. Evans and Rebecca D. Evans, husband and wife**("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 229 of Highland Villa Condominiums, as shown in Plat Book 6200, Page 473, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of Highland Villa Condominiums of record in Book 7278, Page 312, as amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8173, Page 84, Book 8199, Page 149, Book 8765, Page 610 and Book 10871, Page 232, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. to which reference is made for a more complete and accurate description of the property.

Being the same property conveyed to Anthony Raneri, an unmarried man and Josephine Raneri, an unmarried woman by Warranty deed from Ronald W. Mohler and Hilda J. Mohler, husband and wife of record in Instrument No. 20160302-0019688 Register's Office for Davidson County, Tennessee, dated February 25, 2016 and recorded on March 02, 2016. (Value of consideration shown in aforementioned deed $233,000.00.) Being also known as 229 Highland Villa Circle 229 Nashville, Tennessee 37211.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien due and payable, but not delinquent.

Subject to all matters shown on the Boundary Plat of record in Plat Book 6200, Page 473 and Plat Book 6200, page 691, and in the Master Deed as Exhibit "B" of record in Book 7278, Page 312, 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

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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 Highland Villa Condominium of record in Book 7278, Page 312 amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8173, Page 84, Book 8199, Page 149, and Book 8765, Page 610, Book 10871, Page 232, Register's Office for Davidson County, Tennessee.

Charter for the Homeowner's Association for Highland Villa Condominiums of record in Book 7278, Page 310, in the Register's Office for Davidson County, Tennessee.

By-Laws for Highland Villa Condominium of record in Book 7278, Page 334 amended in Book 8090, Page 537, Book 8131, Page 95, Book 8658, Page 595, Book 9730, Pages 265, 268 and 271 in Instrument No. 20021118-0142476 and in Instrument 20081210-0119221, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8175, Page 774, in the Register's Office for Davidson County, Tennessee.
Deed of Conveyance to the State of Tennessee of record in Book 7913, Page 753, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 6952, Page 928, in the Register's Office for Davidson County, Tennessee

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 229 Highland Villa Circle Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument is effective on this 24th day of December, 2021.

Anthony Raneri

Josephine Raneri

STATE OF NEW YORK)
COUNTY OF QUEENS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anthony Raneri with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of December, 2021 .

Jennifer Marie Mallon
Notary Public
My Commission Expires: 08/12/25

JENNIFER MARIE MALLON
Notary Public, State of New York
Registration No. 01MA6287548
Qualified in Queens County
Commission expires August 12, 2025

STATE OF NEW YORK)
COUNTY OF QUEENS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Josephine Raneri with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of December, 2021 .

Jennifer Marie Mallon
Notary Public
My Commission Expires: 04/12/25

JENNIFER MARIE MALLON
Notary Public, State of New York
Registration No. 01MA6287548
Qualified in Queens County
Commission expires August 12, 2025

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 12/24/21.

Date

Celia Stewart-Rouse

Affiant Signature

12/24/21

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 24th day of Dec, 2021.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

