Register Return To:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

21-CD 795

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SUSAN L. JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-10-2023

Karen Johnson Davidson County
Batch# 791501 **DEEDWARR**
01/18/2022 10:10:36 AM 2 pgs
Fees: $13.00 Taxes: $4,218.00

20220118-0006519

THIS INSTRUMENT WAS PREPARED BY
Land Title South Inc. 3326 Aspen Grove Drive Suite 400 Franklin, TN 37067

File No.: 21-CD-795

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Timothy Mondello and Alyssa Mondello	Volunteer State Bank	093133E00100CO
(NAME) 1213 B Sigler Street	(NAME) 101 Hwy 52 W	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Portland, TN 37148	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million One Hundred Fourty Thousand Dollars And No/100 Dollars ($1,140,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PRESTIGE PMC, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TIMOTHY MONDELLO AND ALYSSA MONDELLO, HUSBAND AND WIFE, 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:

Being Unit B on the First Amendment to the Declaration of Covenants, Conditions, and Restrictions for the Modernist Villas at Sigler Street A Horizontal Property Regime with Private Elements of record in Instrument No. 20210106-0002957 which amends Exhibit B of the Declaration of Covenants, Conditions and Restrictions for The Modernist Villas at Sigler Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20201125-0138553, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being part of the same property conveyed to Prestige PMC, LLC, a Tennessee limited liability company, by Warranty Deed, from Subrina Hill, (one in the same as Sabrina C. Hill and Subrina C. Hill), an unmarried woman, dated November 4, 2020, recorded November 6, 2020, of record in Instrument No. 20201106-0130313, Register's Office for Davidson County, Tennessee.

unimproved ☒
This is improved ☐ property, known as 1213 B Sigler Street, Nashville, TN 37203
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 14 day of January, 2022.

Prestige PMC, LLC

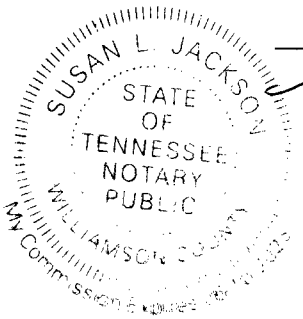
BY: _____
Vishnu Jayamohan, Member

STATE OF TENNESSEE
COUNTY OF Williamson

On this 14 day of January, 2022, before me personally appeared Prestige PMC, LLC to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 14 day of January, 2022.

Commission Expires: _____



_____
Notary Public