Karen Johnson Davidson County
Batch# 804299 DEEDWARR
02/11/2022 11:21:30 AM 4 pgs
Fees: $23.00 Taxes: $5,873.75
20220211-0016049

THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,587,500.00. Affiant Subscribed and sworn to before me, this 1st day of February, 2022. Notary Public My Commission Expires:

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2024

Address New Owner As Follows:
Gerard Charles Geraci
Olga Maria Geraci
518 S. Wilson Blvd.
Nashville, TN 37205

Send Tax Bills To:
New Owner
518 S. Wilson Blvd
Nashville, TN 37205

Map/Parcel Number:
116-04-0E-004-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATIE STONE MULLE**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **GERARD CHARLES GERACI AND OLGA MARIA GERACI, CO- TRUSTEES OF THE**

GERACI LIVING TRUST, U/A DATED MARCH 8, 2021, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 4, as shown on the plan of New Court at Woodlawn, a Planned Unit Development, filed as Exhibit B to and established by the Master Deed of record as Instrument 20050311-0027387, and amended as Instrument 20050428-0047508, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.
>
> Being the same property conveyed to Charles Mulle, married, by deed dated October 17, 2007 from Residential Funding Company, LLC of record as Instrument No. 20071022-0124707, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 27, 2011 and for the express purpose of addressing a correction of name, Charles Mulle, married, conveyed subject property to K. Thomas Sidwell, Trustee, who subsequently conveyed subject property to Charles Mulle, Jr., married, of record as Instrument No. 20120125-0006951, said Register's Office. Pursuant to the Final Decree of Divorce filed in Docket No. 18-D-1092, Fifth Circuit Court for Davidson County, Tennessee, Charles Mulle, Jr, married, conveyed subject property to Katie Stone Mulle by Quitclaim Deed dated July 15, 2021 of record as Instrument No. 20210726-0099841, said Register's Office.

This conveyance is made subject to:

1. 2022 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record as Instrument No. 20030919-0138882, Register's Office for Davidson County, Tennessee.

3. All matters appearing on the Site Plan of record attached as Exhibit B to the Master Deed of record as Instrument No. 20050311-0027387, Register's Office for Davidson County, Tennessee.

4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for New Court at Woodlawn, of record as Instrument No. 20050311-0027387,

amended and restated as Instrument No. 20050428-0047508, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4085, page 647, Register's Office for Davidson County, Tennessee.

6. Rights of others in and to the use of the common areas/elements.

7. Rights of others in and to party walls.

This is improved property known as: 518 South Wilson Boulevard, Nashville, TN, 37205

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 Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, 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 person whomsoever.

WITNESS my hand this 1st day of February, 2022.

Katie Stone Mulle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Katie Stone Mulle**, the within named bargainor, 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 1st day of February, 2022.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 2/1/22.

George E. Mudter, Jr.
Dated 2/1/22

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 2/1/22

My commission expires 10/2/2023

