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Karen Johnson Davidson County
Batch# 808790 DEEDWARR
02/22/2022 08:40:06 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50
20220222-0019607

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER
Mary Kay Patencio
and Peter Livreri
5025 Hillsboro Pike, #18M
Nashville, TN 37215

SEND TAX BILLS TO
SAME

MAP/PARCEL
131-01-0D-158.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MELISSA K. GROSS, MARRIED, F/K/A MELISSA A. KOSSLER** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **MARY KAY PATENCIO AND PETER LIVRERI, JOINT TENANTS*** ("Grantees" herein), their heirs and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

*with right of survivorship

Land in Davidson County, Tennessee, being Unit No. 158, also known as 18-M, on the Horizontal Property Regime for Georgetown Apartments Condominium, as recorded in the Master Deed of record in Plat Book 5211, page 325 and as amended in Book 5616, page 133, Book 6079, page 516 and Instrument No. 20120731-0067332, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Georgetown Apartments Condominiums, as of record in Book 5200, Page 4, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to MELISSA A. KOSSLER, AN UNMARRIED WOMAN, by deed from SAMANTHA LEE BOULER, UNMARRIED, of record in Instrument No. 20150409-0031378, dated April 9, 2015, said Register's Office.

This is improved property known as: 5025 Hillsboro Pike, #18M, Nashville, TN 37215.

Matt Gross, spouse of Melissa K. Gross, f/k/a Melissa A. Kossler, joins in the execution of this instrument to convey his marital interest in the subject property.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their successors and assigns, forever. And GRANTOR does covenant with said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind herself, her heirs and assigns, successors 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. The conveyance herein is subject to 2021 real property taxes and any easements, covenants and restrictions of record.

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

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands as of this 15th day of February, 2022.

Melissa A. Gross
MELISSA K. GROSS, F/K/A MELISSA A. KOSSLER

MATT GROSS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Tricia Ball, a Notary Public of the State and County aforesaid, personally appeared MELISSA K. GROSS, F/K/A MELISSA A. KOSSLER AND MATT GROSS with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 15th day of February, 2022.

Tricia Ball
Notary Public

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/5/25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$355,000.00.**

Affiant

Sworn to and subscribed before me this 15th day of February, 2022.

Notary Public

L. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 5/5/2025