WARRANTY DEED

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

T-FH-22-5025-23N

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/5/25 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 827417 **DEEDWARR**
03/24/2022 08:17:12 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20220324-0033721

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elizabeth Ann Waller	**Gardner Financial Services, Ltd. dba Legacy Mutual Mortgage**	
(NAME) **5025 Hillsboro Pike #23N**	(NAME) **3503 Paesanos Parkway**	**131-01-0D-211.00-CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **San Antonio, TX 78231**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FISHER C. DEZEVALLOS, TRUSTEE OF THE FISHER C. DEZEVALLOS REVOCABLE TRUST U/T/A DATED NOVEMBER 9, 2021,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH WALLER, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 211, also known as Apartment 23N, as shown on the Plan of Georgetown Apartments, a Condominium, of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of 5025 Hillsboro Homeowners Association as described in the Master Deed of record in Book 5211, Page 325, Book 5616, Page 133, and Book 6079, Page 516, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Fisher Dezevallos, an unmarried man by Warranty Deed from John E. Pilkington, Jr., married, of record in Instrument No. 20151104-0112333, Register's Office for Davidson County, Tennessee, dated October 29, 2015 and recorded on November 04, 2015. (Value of consideration shown in aforementioned Deed $140,000.00)

Being a portion of the same property conveyed to Fisher C. Dezevallos, Trustee of the Fisher C. Dezevallos Revocable Trust u/t/a dated November 09, 2021 by Quitclaim deed from Fisher C. Dezevallos, an unmarried person of record in Instrument No. 20211110-0150225 Register's Office for Davidson County, Tennessee, dated November 09, 2021 and recorded on November 10, 2021. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 5025 Hillsboro Pike #23N 211 Nashville, Tennessee 37215.

This conveyance is subject to:
- Taxes for the year 2022 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, page 4, 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 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 5025 Hillsboro Homeowners' Association with By-Laws appended thereto as Exhibit "C" of record in Book 5211, Page 325, as amended in Book 5616, Page 133 and Book 6079, Page 516, together with a Resolution of the Board of Directors for the 5025 Hillsboro Homeowners' Association in Instrument No. 20120731-0067332, and an Appointment of Successor

Trustee in Instrument No. 20120823-0076049, Register's Office for Davidson County, Tennessee.
• Charter for 5025 Hillsboro Homeowners' Association of record in Book 5233, Page 459, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4308, Page 575, in the Register's Office for Davidson County, Tennessee. (Only affects the common areas and not the individual units)
• Deed of Conveyance for sanitary sewer to the Metropolitan Government of Nashville and Davidson County of record in Book 4308, Page 650, in the Register's Office for Davidson County, Tennessee.
• Easement granted to Metropolitan Government of Nashville and Davidson County of record in Book 7873, Page 859, in the Register's Office for Davidson County, Tennessee.
• Grant of Overhead Line Easement to the Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20020122-0008269, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20110620-0047283 and Instrument Number 20150505-0040558, 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.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5025 Hillsboro Pike #23N, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 18th DAY OF MARCH, 2022.

Fisher C. deZevallos Revocable Trust u/t/a dated November 9, 2021

BY:_____
Fisher deZevallos
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FISHER DEZEVALLOS, TRUSTEE of FISHER C. DEZEVALLOS REVOCABLE TRUST U/T/A DATED NOVEMBER 9, 2021, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 18th of March, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212