Karen Johnson Davidson County
Batch# 828347 DEEDWARR
03/25/2022 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220325-0034397

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Samantha Marie Lee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF March, 2022.

State of TX
County of Travis

JENNIFER SLADE
Notary Public, State of Texas
Comm. Expires 07-25-2025
Notary ID 129500878

Notary Public

MY COMMISSION EXPIRES: 07-25-2025

(AFFIX SEAL)

File #22-KA-0110-5-V

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James DiMeolo	New Owner	
(NAME)	(NAME)	
110 Duke Street, #5		071-07-0G-005.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **SAMANTHA MARIE LEE, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES DIMEOLO,** single man 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 situated in Davidson County, Tennessee, being Unit No. 5, as established in Declaration of Covenants, Conditions and Restrictions for Trinity Heights Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180907-0089045, in the Register's Office of Davidson, Tennessee with Plat Attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Samantha Marie Lee, a single woman by Warranty deed from 106 Duke Street, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20201028-0124722 Register's Office for Davidson County, Tennessee, dated October 13, 2020 and recorded on October 28, 2020.

This conveyance is subject to:
* Taxes for the year 2022, a lien not yet due and payable.
* Covenants, Conditions and Restrictions of record in Instrument Number 20180907-0089045, and First amendment in Instrument No. 20200316-0028784, Register's Office for Davidson County, Tennessee.
* Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20180911-0090010 and Instrument No. 20180911-0090087, in the Register's Office for Davidson County, Tennessee.
* Charter of record in Instrument Number 20180904-0086993, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X__ improved property known as: **110 Duke Street, #5, Nashville, TN 37207**.

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 14 day of March, 2022.

Samantha Marie Lee

Samantha Marie Lee

STATE OF Texas)

COUNTY OF Travis)

Before me personally appeared Samantha Marie Lee, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of March, 2022.

Notary Signature Jennifer Slade
My commission expires: 07-25-2025

JENNIFER SLADE
Notary Public, State of Texas
Comm. Expires 07-25-2025
Notary ID 129500878

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 3-10, 2022.

Affiant
Date: March 14, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 14 day of March 2022.

Notary Public

My Commission Expires: 11/15/2025



