Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Q-BMR-22-MM-403

Karen Johnson Davidson County
Batch# 839235 DEEDWARR
04/13/2022 02:24:51 PM 5 pgs
Fees: $28.00 Taxes: $1,313.50

20220413-0043102

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 $355,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of April, 2022.

Notary Public

My Commission Expires:

STACEY DENSON PALMER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires on 01/03/2023

Address New Owner As Follows:
Carla Waldron
Nicholas Schroer
1101 18th Ave. S., Unit 403
Nashville, TN 37212

Send Tax Bills To:
9190 Shawnee Trail
Powell OH 43065
Attn: Carla Waldron

Map-Parcel Number:
104-04-0E-403.00 CO

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, **ADAM S. TARANTO, a married man, and JOHN J. KENNEDY, JR., a married man**, hereinafter called the Grantors, have bargained and sold, and by

these presents do transfer and convey unto **CARLA WALDRON AND NICHOLAS SCHROER, as joint tenants with the right of survivorship,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 403, on the Horizontal Property Regime for 1101 Eighteenth Avenue, as recorded in the Master Deed of record in Instrument No. 20060807-09096688, re-recorded in Instrument No. 20060817-0101760 and amended in Instrument No. 20090624-0058837, 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.
>
> Parking Space Number 64 is included as an appurtenance to this Unit. This appurtenance is deeded with the Unit and is not transferable in any fashion except with a transfer of the Unit
>
> Being the same property conveyed to Adam S. Taranto, a married man, and John J. Kennedy, Jr., a single man, by deed from Martin H. Heflin, Managing Member of 1101 Eighteenth Partners, LLC, a Tennessee limited liability company, of record as Instrument No. 20071025-0126143, dated October 12, 2007, Register's Office for Davidson County, Tennessee. The said John J. Kennedy, Jr. has since married.
>
> This is not now nor has it ever been the primary residence of the Grantors herein.

This conveyance is made subject to:

1. 2022 County 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 Grantors from liability and loss therefrom.

2. Subject to all matters shown on the Plan of record in Plat Book 21, Page 87, Register's Office for Davidson County, Tennessee.

3. 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 1101 Eighteenth Avenue, of record in

Instrument No. 20060807-0096688, as re-recorded in Instrument No. 20060817-0101760 and amended in Instrument No. 20090624-0058837, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances, of record as Instrument No. 20060120-0007524, Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement of record as Instrument No. 20060120-0007509, Register's Office for Davidson County, Tennessee.

6. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20071010-0120355, Register's Office for Davidson County, Tennessee.

7. Reciprocal Easement, Access and Maintenance Agreement of record as Instrument No. 20070926-0114981, Register's Office for Davidson County, Tennessee.

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

This is improved property known as: 1101 18th Avenue South, Unit 403, Nashville, TN, 37212.

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their 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.

{{Signature pages on following pages}}

WITNESS my hand effective this 11th day of April, 2022.

Adam S. Taranto

STATE OF CONNECTICUT)
COUNTY OF New Haven

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adam S. Taranto, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of April, 2022.

Notary Public

My Commission Expires: 02/28/2023

JULIA DELGUIDICE
NOTARY PUBLIC
MY COMMISSION EXPIRES 02/28/2023

WITNESS my hand effective this 11th day of April, 2022.

John J. Kennedy Jr.

STATE OF NEW YORK)
COUNTY OF Westchester)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John J. Kennedy Jr., the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of April, 2022.

Notary Public

My Commission Expires: 08/05/2025

AHN TED TAESHIK
Notary Public, State of New York
No. 01AN6286995
Qualified in Westchester County
Commission Expires 08/05/2025