| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF Davidson<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $652,000.00<br><br>Affiant<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF April, 2022.<br><br>Notary Public<br><br>MY COMMISSION EXPIRES: 7-9-24<br>(AFFIX SEAL) |
|---|---|

THOMAS VORHOLT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-112

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Jacqueline Marie Carbonetto, Lu Ann Carbonetto, and Salvatore Carbonetto | NEW OWNER | 091 13 0T 001.00 |
| (NAME)<br>514A Eastboro Drive | (NAME) | |
| (ADDRESS)<br>Nashville, TN 37209 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kelly O'Connor, a single man** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Jacqueline Marie Carbonetto, unmarried woman, and Lu Ann Carbonetto and Salvatore Carbonetto, wife and husband** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Unit A shown on Exhibit "B" of the Declarations of Covenants, Conditions and Restrictions for a Horizontal Property Regime with Private Elements for 514 Eastboro Drive Homes of record in Instrument No. 20160913-0095927, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more accurate and complete legal description.

Being the same property conveyed to Kelly O'Connor, An Unmarried Man, by Warranty Deed from Curtis M. Groves and Brian Chester, Tenants in Common, of record in Instrument No. 20171114-0116756, in the Register's Office of Davidson County, Tennessee, dated November 09, 2017 and recorded on November 14, 2017.

Karen Johnson Davidson County
Batch# 843160 DEEDWARR
04/20/2022 12:19:43 PM 2 pgs
Fees: $13.00 Taxes: $2,412.40

20220420-0045798

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2022 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 514A Eastboro Drive, Nashville, TN 37209.

**TO HAVE AND TO HOLD** the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 18th day of April, 2022.

**GRANTOR:**

**Kelly O'Connor**

STATE OF TENNESSEE )

COUNTY OF Davidson )

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Kelly O'Connor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 18th day of April, 2022.

Notary Public

