THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Prepared by:
Record and Return
Chapman and Rosenthal
10 Burton Hills Blvd., Si
Nashville, TN 372

Karen Johnson Davidson County
Batch# 844862 DEEDWARR
04/25/2022 11:31:44 AM 2 pgs
Fees: $13.00 Taxes: $4,255.00

20220425-0047256

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19TH DAY OF APRIL, 2022

Notary Public

MY COMMISSION EXPIRES: SEPTEMBER 08, 2025

(AFFIX SEAL)

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicola Fusari	New Owner	
2805 A Meadow Rose Drive		083-08-0R-002.00-CO
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **New Day Homes, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicola Fusari, married**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 2805A, as established in Declaration of Covenants, Conditions and Restrictions for Homes At 2805 Meadow Rose, a Horizontal Property Regime with Private Elements of record at Instrument No. 20210125-0010692, and amended in Instrument No. 20220323-0033114, in the Register's Office of Davidson, Tennessee which reference to the plat attached as Exhibit "B" to said amended Declaration is hereby made for a more complete description.

Being a portion of the same property conveyed to New Day Homes, LLC, a Tennessee limited liability company by Warranty deed from Hilda Hernandez, unmarried of record in Instrument No. 20201120-0136544 Register's Office for Davidson County, Tennessee, dated November 13, 2020 and recorded on November 20, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2805 A Meadow Rose Drive, Nashville, TN 37206.**

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 22nd day of April, 2022.

New Day Homes, LLC

BY: _____

ITS: Authorized Signer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, personally appeared Jordan Tarajano, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized signer of the maker, **New Day Homes, LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 22nd day of April, 2022.

My Commission expires 10-2-2023

_____
Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY