Prepared By and Return to:

Frank B. Tracy Esq.
1617 JFK Blvd Suite 1500
Philadelphia, PA 19103

Karen Johnson Davidson County
Batch# 853497 DEEDWARR
05/11/2022 10:49:49 AM 3 pgs
Fees: $18.00 Taxes: $160.40
20220511-0053847

Current Owner and Tax Bill Address:

2020 Beech Avenue C-9, LLC
628 Little Silver Point Road
Little Silver, NJ 07739

Parcel # 105-10-0-A 309.0000

WARRANTY DEED

THIS WARRENTY DEED made this 7 day of December 2021 between KARA ZAPPACOSTA, formerly known as Kara E. McNealy, of 628 Little Silver Point Road, Little Silver, NJ 07739 (hereinafter called "Grantor"), of the one part, and 2020 BEECH AVENUE C-9, LLC, of 628 Little Silver Point Road, Little Silver, NJ 07739, (hereinafter called "Grantee"), of the other part,

WITNESSETH, That the said Grantor for and in consideration of the sum of ****ONE ($1.00) DOLLAR****** lawful money of the United States of America, unto her well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follow:

Land in Davidson County, Tennessee, being Unit No. C-9, together with the appurtenant interest in the common elements of BeechTree Condominiums, a horizontal property regime established by Master Deed of record in Book 11174, page 284, amended in Book 11680, page 193, Register's Office for said County said Unit being depicted on the condominium Site Plan for BeechTree Condominiums attached as the Exhibit Map to the aforementioned Master Deed of record in Book 11174, page 284, Register's Office for said County.

BEING the same premise the Estate of Trenton A. Policky, Anna C. Policky, Administratrix, Leroy Policky and Agnes C. Policky, Heirs of Trenton A. Policky by Warranty Deed dated May 4, 2004 and recorded in Davidson County Register's Office on May 12, 2004 in Instrument No. 20020512-0054911 granted and conveyed to Kara A. McNealy.

AND, the said Kara A. McNealy has since intermarried and is now known as Kara Zappacosta, the Grantor herein.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of her, the said Grantor, as well at law as in equity, of, in and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground above described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns forever.

AND the said Grantor, her heirs, executors and administrators, does covenant, promise and agree, to and with the said Grantee, its successors and assigns, by these presents, that she, the said Grantor, her heirs, executors and administrators, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against her, the said Grantor, her heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under Grantor, him, her them or any of them, shall and will, subject as aforesaid, **WARRANT and forever DEFEND.**

IN WITNESS WHEREOF, the said Grantor has caused this Deed to be duly executed the day and year first above written.

Sealed and Delivered
in the presence of us

KARA ZAPPACOSTA

STATE OF New Jersey :
: SS
COUNTY OF Mon Mouth :

On this, the 7 day of December 2021, before me, a Notary Public for the State of , personally appeared before me the undersigned officer, personally appeared KARA ZAPPACOSTA, known to me (or satisfactorily proven) to be the person, whose name is subscribed to the within Deed and acknowledged that she executed the same for the purposes therein contained .

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

DIANA L WALTERS NOTARY PUBLIC COMMISSION NUMBER 50135589 NEW JERSEY MY COMMISSION EXPIRES 8/28/2025

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF PHILADELPHIA

The actual consideration or true value, whichever is greater for this transfer is $43,350.

Frank B. Tracy, Esq.

Sworn to and subscribed before me this 28th day of April 2022.

Notary

Commonwealth of Pennsylvania - Notary Seal
BRIDGET FALCO, Notary Public
Philadelphia County
My Commission Expires December 3, 2025
Commission Number ID #1280553