THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220540878

Karen Johnson Davidson County
Batch# 854129 DEEDWARR
05/12/2022 10:46:06 AM 2 pgs
Fees: $13.00 Taxes: $1,010.10

20220512-0054622

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $273,000.00.

Katie Bradley
Affiant

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

Notary Public
My Commission Expires: _____

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 06, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Orazio Renda and Carol Renda 16 Selover Road Whitehouse Station, NJ 08889	New Owner	Tax Parcel ID No. 108 07 0B 060.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William T. Chapman, IV, Trustee of the Casa Grato Realty Trust dated June 8th, 2016** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Orazio Renda and Carol Renda, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 60, Building F, as shown on the Plan of Timber Lake Condominium, of record in Master Deed of record in Book 6549, Page 475; Clarification in Book 6561, Page 141; Corrected in Book 7153, Page 617 and Appointment of Successor Trustee recorded in Book 8504, Page 609, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Elements appurtenant to said units as set forth in Exhibit "A-I" of the Master Deed, reference to which is hereby made for a more complete and detailed description of said property.

Being the same property conveyed to William T. Chapman, IV, Trustee of the Casa Grato Realty Trust dated June 8th, 2016, by Quitclaim Deed from Eric T. Paslay, married, David H. Paslay, married, and Donna L. Paslay, married, of record in Instrument No. 20161102-0115949, in the Register's Office of Davidson County, Tennessee, dated September 13, 2016 and recorded on November 02, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Timber Lake, as recorded in Plat Book 6250, Page(s) 219.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Timber Lake Condominium of record in Book 6549, Page 475, as amended by instrument(s) of record in being clarified in Book 6561, Page 141, corrected in Book 7153, Page 617, and amended in Book 8504, Page 609. Also see Power of Attorney at Book 6561, Page 139; also subject to easements, rights and interests 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 building thereon.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5856, Page 80.

Easement for Television Cable, recorded in Book 6587, Page 204.

Easement for Water Line, recorded in Book 7097, Page 120.

Easement for Sewer Line, recorded in Book 7097, Page 154.

Easement for Right of Way, recorded in Book 10262, Page 46.

This is improved property located at 163 N Timber Drive Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of May, 2022.

The Casa Grato Realty Trust dated June 8th, 2016

Trustee

By: William T. Chapman, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William T. Chapman, IV, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustee of the Casa Grato Realty Trust dated June 8th, 2016, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of May, 2022.

Notary Public
My Commission Expires: _____

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 06, 2025