Karen Johnson Davidson County
Batch# 855576 DEEDWARR
05/13/2022 02:40:30 PM 4 pgs
Fees: $23.00 Taxes: $3,015.50
20220513-0055534

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $815,000.00 Affiant Notary My Commission Expires: 12-21-24 SUBSCRIBED AND SWORN TO BEFORE ME THIS : 4-27-2022

ROSEMARY CALCESE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

TRANSFORMATION TITLE AND ESCROW
105 Ussery Road, Clarksville, Tennessee 37043

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Jeffrey Butera 906B Riverside Drive Nashville, TN 37206	Canopy Mortgage LLC ISAOA 360 Technology CT, #200 Lindon 84042	083 07 4B 002.00

THIS WARRANTY DEED OF REALTY, executed as of April 27, 2022, by **Christopher Cronin, Unmarried,** (the "Grantor"), for consideration paid, grant to **Jeffrey Butera and Casey Butera**, (collectively the "Grantee")

WITNESSETH:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantee, to have and to hold to him or her, and to his or her heirs and assigns forever, in fee simple, certain real property situated at 906B Riverside Drive, Nashville, Tennessee, and bounded and described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 906 Riverside Drive Residences, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 906 Riverside Drive Residences, a Horizontal Property Regime, of record in Instrument No. 20181017-0103126, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Christopher Cronin, Unmarried, by Warranty Deed from Castleridge Home Builders, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190812-0080335, in the Register's Office of Davidson County, Tennessee, dated August 08, 2019 and recorded on August 12, 2019.

That Grantors (1) covenants that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2022 taxes which are prorated and Grantee assumes; and (b) bylaws, covenants, zoning regulations, building restrictions and setback lines, utility and drainage easements and all other matters as shown by record; (2) will forever warrant and defend the title unto Grantee and to his heirs and assigns against all lawful claims; subject, however, to all enforceable restrictions and easements of record; and (3) will give possession of said property with deed.

[SIGNATURE(S) PAGE TO FOLLOW]

In WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

GRANTOR

Christopher Cronin

Christopher Cronin

STATE OF TENNESSEE :
COUNTY OF Montgomery :

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named Christopher Cronin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this April 27, 2022.

My Commission Expires: 12-21-24

ROSEMARY CALCESTE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

TRUE COPY CERTIFICATION

I, Philip Calcese, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 4-27-22 (date of document).

Philip Calcese 4/27/22
Affiant Signature Date

State of Tennessee

County of Montgomery

Personally appeared before me, Rosemary Calcese, a notary public for this country and state, Philip Calcese, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 27 day of April, 2022

Notary's Signature

My Commission Expires: 12-21-24

Notary Seal

ROSEMARY CALCESE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY