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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220440433** Karen Johnson Davidson County Batch# 855666 DEEDWARR 05/16/2022 09:06:07 AM 2 pgs Fees: $13.00 Taxes: $1,665.00 20220516-0055666	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Affiant Subscribed and sworn to before me, this 10th day of May, 2022. Notary Public My Commission Expires: Oct. 27, 2025 KATIE SHEFFIELD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Commission Expires

WARRANTY DEED

Address New Owner: Natalia Jan-Marie Sorci 118 Honey Creek Lane Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161 13 0B 118.00

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, **Raymond A. Guarino III and Tara J. Guarino, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Natalia Jan-Marie Sorci**, _____ ("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. 118 on the Plan of Creekside, as shown on Exhibit "B" of the Master Deed of Record in Instrument No. 20040702-0079260, as amended and restated in Instrument No. 20050204-0013611 and amendment to amended and restated in Instrument Nos. 20050329-0034131, 20050822-0100021 and 20210916-0124412 and as further shown on Plat recorded in Instrument No. 20090730-0071237, Register's Office for said County, to which plan reference is thereby made for a more complete and accurate description.

Being the same property conveyed to Raymond A. Guarino III and Tara J. Guarino, Husband and Wife, by Warranty Deed from Elizabeth Nicole Garlock (who obtained title as Elizabeth Nicole Moore) Married, of record in Instrument No. 20190528-0049986, in the Register's Office of Davidson County, Tennessee, dated May 21, 2019 and recorded on May 28, 2019.

The execution of this instrument is effected by the signature of Nathan Powers as Attorney-in-fact for Raymond A. Guarino III, which Power of Attorney is recorded in Instrument Number 20220516-0055665, in said Register's office.

The execution of this instrument is effected by the signature of Nathan Powers as Attorney-in-fact for Tara J. Guarino, which Power of Attorney is recorded in Instrument Number 20220516-0055664, in said Register's office.

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 Creekside at Brentwood, as recorded in Plat Instrument Nos. 20040714-0084063 and 20090730-0071237.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Creekside of record in Instrument No. 20040702-0079260, as amended and restated in Instrument No. 20050204-0013611 and amendment to amended and restated in Instrument Nos. 20050329-0034131, 20050822-0100021 and 20210916-0124412; 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.

This is improved property located at 118 Honey Creek Lane Nashville TN 37211

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 10th day of May, 2022.

Raymond A. Guarino III by Nathan Powers attorney in fact

Raymond A. Guarino III by Nathan Powers, attorney-in-fact

Tara J. Guarino by Nathan Powers attorney in fact

Tara J. Guarino by Nathan Powers, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan Powers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Raymond A. Guarino III and Tara J. Guarino and that he is authorized by Raymond A. Guarino III and Tara J. Guarino to execute this instrument on their behalf.

WITNESS my hand, at office, this 10th day of May, 2022.

Casey Brewington

Notary Public

My Commission Expires: _____

CASEY BREWINGTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
Nov. 3, 2025