Karen Johnson Davidson County
Batch# 855681 DEEDWARR
05/16/2022 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,034.63
20220516-0055697

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of May, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

File No. BC-22-2493

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leissa Nazzareno and Jessica Nazzareno	New Owner	
(NAME)	(NAME)	
1325 5th Avenue North, #7	17822 Lincoln St.	082-09-0W-007.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Villa Park, CA 92861	
(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, I/we, **Rodney M. Kochtitzky, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leissa Nazzareno, a married woman and Jessica Nazzareno, a single woman, as joint tenants with rights of survivorship**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 7 on the Plat of Germantown Commons Units attached as Exhibit "D" to the Declaration for Germantown Commons, a Condominium, of record in Instrument Number 20131029-0112391, as corrected by Scrivener' s Affidavit of record in Instrument Number 20140117-0005032, and amended in Instrument Number 20141003-0092050, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more particular description of said unit, together with the with the undivided percentage interest in the common elements as set on Exhibit 'E" to the aforementioned Declaration as to said unit.

Being the same property conveyed to Rodney M. Kochtitzky, single man by Warranty deed from Germantown Commons of Tennessee LLC, a Tennessee limited liability company of record in Instrument No. 20150902-0089343 Register's Office for Davidson County, Tennessee, dated September 01, 2015 and recorded on September 02, 2015.

This is property more commonly known as 1325 5th Avenue North, #7, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 4th day of May, 2022.

Rodney M. Kochtitzky

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of May, 2022, before me personally appeared Rodney M. Kochtitzky, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of May, 2022.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Please Return to:

Magnolia Title & Escro
1104 Fatherland Stree
Nashville, TN 3720

Certificate of Authenticity

I, Beth Cooper, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **May 4, 2022**.

Affiant Signature

May 4, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

__ **4th** day of **May**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

