THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220440579**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Rutherford) The actual consideration or value, whichever is greater, for this transfer is: $2,500,000.00. Affiant Subscribed and sworn to before me, this 25th day of May, 2022. Notary Public My Commission Expires: 9/11/23

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 865340 DEEDWARR
05/31/2022 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $9,250.00
20220531-0062824

WARRANTY DEED

Address New Owner: Val Neyman and Silvia Neyman 2011 Overhill Drive, Unit B Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-06-0X-001.00 CO

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, **Michael Maddalena and Alexandrea Maddalena, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Val Neyman and Silvia Neyman, husband and wife**, ("Grantees"), their 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 "B" on the plan of Homes At 2011 Overhill Drive, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes At 2011 Overhill Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180118-0005180, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to MICHAEL MADDALENA AND ALEXANDREA MADDALENA, HUSBAND AND WIFE, by deed from COLCLASURE COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20190916-0093688 , dated September 12, 2019 , 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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 131-06-0X-001.00 CO.

Matters shown on the Plan of record in Plat Book 843, page 66, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20180118-0005180, said Register's Office.

This is improved property located at 2011 Overhill Drive, Unit B Nashville TN 37215

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.

WHEN RECORDED RETURN TO
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File No. 3-17049-KR

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 ~~25th~~ 23rd day of May, 2022.

Michael Maddalena

Alexandrea Maddalena

STATE OF Florida)

COUNTY OF Sarasota)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Maddalena and Alexandrea Maddalena, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~25th~~ 23rd day of May, 2022.

Notary Public

My Commission Expires: 12/18/2025

JEAN MEYER
Notary Public - State of Florida
Commission # HH 204338
My Comm. Expires Dec 18, 2025
Bonded through National Notary Assn.

Certificate of Authenticity

I, Kellie L. Parsons, do hereby make oath that I am 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 23, 2022.

Affiant Signature

May 23, 2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 23th day of May, 2022.

Notary's Signature
My Commission Expires: 11/17/24

Notary's Seal

ERIN K. SMIDT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY