Karen Johnson Davidson County
Batch# 880548 DEEDWARR
06/29/2022 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,703.85
20220629-0075110

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-3213

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of June, 2022

Notary Public

Commission Expires: 7-17-23

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Shaun Ramani and Sneha Ramani 732 Old Hickory Boulevard #H Nashville, TN 37209	Bank of America C/O First American Mtg. 4795 Regent Blvd. Mail Stop 1020-O Irving, TX 75063	114-04-0A-046.00-CO

WARRANTY DEED

FOR AND IN 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,

Renato Barroco and Victoria Arruga Novoa Y Novoa, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shaun Ramani and Sneha Ramani, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 732H of 730 Boulevard West, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 730 Boulevard West, a Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument Number 20180806-0076818 and Instrument No. 20180806-0076995, as amended in Instrument No. 20190306-0020566 and Instrument No. 20190516-0046335, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Victoria Arruga Novoa Y. Novoa and Renato Barroco, wife and husband by Warranty deed from VT Enterprises, GP, a Tennessee General Partnership of record in Instrument No. 20190812-0080021 Register's Office for Davidson County, Tennessee, dated July 31, 2019 and recorded on August 12, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 732 Old Hickory Boulevard #H, Nashville, TN 37209

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 so 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.

Dated this the 24th day of June, 2022.

Renato Barroco

Victoria Arruga Novoa Y Novoa

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of June, 2022, before me personally appeared Renato Barroco and Victoria Arruga Novoa Y Novoa, 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 24th day of June, 2022.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02-22-2026
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Doné Oglesby**, 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 **June 24, 2022**.

Date

Affiant Signature

06/28/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **28th** day of **June**, 20**22**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY