WARRANTY DEED

Karen Johnson Davidson County
Batch# 882602 DEEDWARR
06/30/2022 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20220630-0076246

File #22-DM-2223-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES: 5.14.25
(AFFIX SEAL)

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
SN Tennessee II	**SAME**	
(NAME) 8390 E. Via de Ventura F-110 #303	(NAME) New Owner	**163 07 0A 121.00**
(ADDRESS) Scottsdale, AZ 85258	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GERASIMOS KAVALIERATOS, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SN TENNESSEE II LLC, A DELAWARE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 121 on the Plat Ridgeview UDO, Phase One, of record in Instrument No. 20080603-0056596, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Gerasimos Kavalieratos, a single man, by Warranty Deed from Mayowa Aderinto formerly known as Mayowa Adelekun and husband, Olufemi Aderinto, of record in Instrument No. 20191009-0103407, in the Register's Office of Davidson County, Tennessee, dated October 8, 2019 and recorded on October 9, 2019.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Ridgeview UDO, Phase One, as recorded in Plat Instrument No. 20080603-0056596.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lots 1-11, 61-66, 76-95 & 102-132 Ridgeview UDO, Phase One, as recorded in Plat Instrument No. 20120807-0070420.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20080512-0048644; as supplemented in Instrument No. 20120619-0053771; as amended in Instrument No. 20140825-0077255 and Instrument No. 20190315-0023984.
*Covenants, Conditions and Restrictions as set forth in Declaration of Reciprocal Easement Agreement with Covenants and Restrictions recorded in Instrument No. 20081203-0117279.
*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for StormWater Facilities and Systems recorded in Instrument No. 20170202-0011253.
*Easement recorded in Instrument No. 20090316-0023090.
*Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060809-0097641.
*Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in

instrument recorded in Instrument No. 20081120-0114320; Instrument No. 20081120-0114360 and Instrument No. 20090922-0088019.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2223 Dale View Drive, Antioch, TN 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 29th day of June, 2022.

Gerasimos Kavalieratos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of June, 2022, before me personally appeared Gerasimos Kavalieratos, 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 29th day of June, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 29, 2022.

Affiant
Date: ~~May~~ June 30, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 30th day of ~~May~~ June 2022.

Notary Public

My Commission Expires: 11/15/2025

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY