Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

39-B
22-1270

Karen Johnson Davidson County
Batch# 889120 DEEDWARR
07/14/2022 10:40:33 AM 2 pgs
Fees: $13.00 Taxes: $2,793.50
20220714-0080960

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nicolas Ludi and Jennifer Ludi, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Adam Mazarei, a single man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit A of Homes at 6003 Pennsylvania Avenue, a Horizontal Property Regime with Private Elements, located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 6003 Pennsylvania Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180601-0052449 and amended in Instrument No. 20200122-0007649, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 6003 Pennsylvania Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit B to said Declaration of record in Instrument No. 20180601-0052449 and amended in Instrument No. 20200122-0007649, and Bylaws appended thereto in Exhibit C, said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete description of said Unit.

Being part of the same property conveyed to Nicolas Ludi and Jennifer Ludi, husband and wife by deed from JTK Properties, LLC, a Tennessee limited liability company, dated February 4, 2020, of record in Inst. No. 20200207-0014589, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 6003 A Pennsylvania Avenue, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Adam Mazarei
6003 A Pennsylvania Avenue
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT

New Owner

TAX MAP-PARCEL #:
091-02-2R-001.00

WITNESS THE EXECUTION HEREOF this 12th day of July, 2022.

Nicolas Ludi

Jennifer Ludi

State of Tennessee)
County of Davidson)

On this 12th day of July, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Nicolas Ludi and Jennifer Ludi, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee
County of Williamson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 755,000.00.**

Affiant

Sworn and subscribed before me on this the 12th day of July, 2022.

Notary Public

My Commission Expires: _____

KATIE SHEFFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Oct. 27, 2025