WARRANTY DEED

Karen Johnson Davidson County
Batch# 922883 DEEDWARR
09/28/2022 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $2,512.30
20220928-0107373

BM-22-207-SANTANGELO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $679,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/15/2026

(AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Vicky S. Santangelo and Jeffery A. Santangelo	New Owner	
(NAME)	(NAME)	**104-02-3H-002.00-CO**
207 Mason Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **MARY PASCALL, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VICKY S. SANTANGELO AND JEFFERY A. SANTANGELO, A MARRIED COUPLE,** 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:

A condominium apartment located in Davidson County, Tennesse, being Unit No. 2, Longview Place Condominium, a Horizontal Property Regime, as depicted on Exhibit D of Master Deed of record in Instrument Number 20081231-0123773, of record in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Also conveyed herewith is Allocated Storage Space Unit # 2, as shown on Exhibit D to Longview Place Condominium, Page 3 of Master Deed of record in Instrument Number 20081231-0123773, of record in the Register's Office for Davidson County, Tennessee.

Also conveyed herewith is Allocated Parking Space # 3.

Being the same property conveyed to Mary Pascall by Warranty Deed from William B. Staggs, Jr. and Wife Judith A. Staggs of record in Instrument No. 20140227-0016854 Register's Office for Davidson County, Tennessee, dated February 26, 2014 and recorded on February 27, 2014.

THIS HAS NEVER BEEN A MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for the year 2022 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 82 and 83, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20081231-0123773 and Instrument No. 20140514-0041280, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Grant of Anchor Easement to the Metropolitan Government of record in Instrument Number 20161116-0120895, in the Register's Office for Davidson County, Tennessee.
- Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **207 Mason Ave, Nashville, Tennessee 37203**.

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 26 DAY OF SEPTEMBER, 2022.

MARY PASCALL BY [signature] attorney in fact.
Mary Pascall by Stephanie Cooper, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephanie Cooper, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARY PASCALL, and who acknowledged he/she/they executed the same as the free act and deed of the said MARY PASCALL.

Witness my hand and official seal, this the 26th of September, 2022.

[signature]
Notary Public
My Commission Expires: 10-2-23
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Joshua A. Terry, 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 9/26/2022.

Affiant Signature

9/28/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/28/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON