This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 928148 DEEDWARR
10/12/2022 07:51:30 AM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20221012-0111658

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $315,000

Affiant Signature

Subscribed and sworn to before me on this the 4 Day of Oct, 2022

Notary Public

My Commission expires 7/6/26

KERI BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

NAME AND ADDRESS OF PROPERTY OWNER:
Ryan James Tillman
2524 Sonar Street,
Nashville, TN 37214
SEND TAX BILLS TO:
Ryan James Tillman
2524 Sonar Street,
Nashville, TN 37214
MAP AND PARCEL NUMBER: Tax ID #: 052130B02800 CO

WARRANTY DEED

22NT01349

Effective the 4 Day of Oct, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Jonathan N. Morciglio

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ryan James Tillman, a single man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 75, Phase II-B River Glen Condominiums of record in Plat Book 6900, page 819, amends Plat Book 6900, page 650, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited
to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on
the Plat(s) recorded in Plat Book 6900, page 819, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on
the Boundary Plat(s) recorded in Book 6900, page 650-651, Register's Office for Davidson County, Tennessee.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on
the Boundary Plat(s) and R.O.W. dedication for Phase II A & B recorded in Plat Book 6900, page 608, Register's Office for
Davidson County, Tennessee.

4. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property
Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and
requirements thereof; also subject to casements, rights, and interest in favor of other unit owners and all sewer, water, electrical,
telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and
building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens,
assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Phase II-B River
Glen Condominiums and recorded in Book 7566, Page 571, Book 7724, Page 293, Instrument # 200409150111299, and #
200409150111301, Register's Office for Davidson County, Tennessee.
5. Charter of Homeowner's Association of record in Book 8069, page 158, Register's Office for Davidson County, Tennessee.
6. Common Area conveyed to Homeowner's Association of record in Instrument # 200311260171892, Register's Office for Davidson
County, Tennessee.
7. Easement for 20' roadway to USA as recorded in Book 186, page 559, Register's Office for Davidson County, Tennessee.
8. Flowage Easement as recorded in Book 2200, page 119, Register's Office for Davidson County, Tennessee.
9. Easement for Electric transmission lines as recorded in Book 3961, page 681, Register's Office for Davidson County, Tennessee.
10. Easement as recorded in Book 674, page 687, Register's Office for Davidson County, Tennessee.
11. Deed of Conveyance to Metro Gov't for sanitary sewers as recorded in Book 7061, page 172, Register's Office for Davidson County,
Tennessee.
12. Deed of Conveyance to Metro Gov't for water mains as recorded in Book 7061, page 196, Register's Office for Davidson County,
Tennessee.
13. Easement Agreement as recorded in Book 7296, page 484, Register's Office for Davidson County, Tennessee.
14. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

Being the same property as conveyed to Jonathan N. Morciglio by Warranty Deed from Gia M. Marino, an unmarried woman dated 06/11/2019 recorded 06/13/2019 in Book NA, Page NA, as Document Number 20190613-0056807, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 2524 Sonar St, Nashville, TN 37214-1144

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 4 day of October, 2022

Jonathan N. Morciglio

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Jonathan N. Morciglio**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 4 day of October 2022

Notary Public

My commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Aisha Von Daggs-Morciglio

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Aisha Von Daggs-Morciglio**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 4 day of October, 2022

Notary Public

My commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Aisha Von Daggs-Morcigilio joins in this deed for purposes of conveying marital interest

Tennessee Certification of Electronic Document

I, Ruth Turner 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 10/4/2022 (date of document).

Affiant Signature

10/11/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 of Oct, 2022.

(SEAL)



Notary's Signature
My Commission Expires: 11-06-24