Karen Johnson Davidson County
Batch# 936880 DEEDWARR
11/02/2022 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,119.25
20221102-0118315

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-5009

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2 day of November, 2022

Notary Public

Commission Expires: 7/9/24

TORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
James Reineke and Linda Reineke 907 Solomon Place New Orleans, LA 70119	New Owner	082 15 0A 056.00

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,

Alan Pesti, a single man

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

James Reineke and Linda Reineke, 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:

Land in Davidson County, Tennessee, being Unit 321, and Parking Space 131, 5th and Main Condominiums, together with the property regime established by Master Deed of record in Instrument No. 20060630-0078751, amended at Instruments No. 20070104-0001656, Instrument No. 20070424-0048607, Instrument No. 20080411-0036927, Instrument No. 20080512-0048553, and Instrument No. 20081120-0114262, in the Register's Office Davidson County, Tennessee, together with the appurtenant interest in the common elements of 5th and Main Condominium, as shown in Exhibit B or the Fifth Amendment to Master Deed of record as Instrument Number 20081120-0114262, a horizontal property regime established by Master Deed of record in Instrument Number 20060630-0078751, Register's Office for Davidson County, Tennessee. Said Unit being depicted on the Condominium Nat attached as Exhibit "C" to the aforementioned Masted Deed.

BEING the same property conveyed by Warranty Deed from 5th and Main Residential Owner Inc., a Tennessee Corporation to Meredith M. Schakel, an unmarried woman, recorded November 24, 2008, as Instrument No. 20081124-0115145 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $149,900.00.

BEING the same property conveyed by Warranty Deed from Meredith M. Schakel, an unmarried woman, to Alan Pesti, a single man, recorded November 10, 2020, as Instrument No. 20201110-0132177 in Davidson County, Tennessee Register of Deeds.

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: 2115 Yeaman Place, Unit 321, Nashville, TN 37206

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 21 day of OCTOBER, 2022.

Alan Pesti

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21 day of OCTOBER, 2022, before me personally appeared Alan Pesti, 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 21 day of OCTOBER, 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, Tori Cole, do hereby make oath that I am 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 November 2, 2022.

Tori Cole

Affiant Signature

Date: 11/2/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this November 2, 2022

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM