WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Kathleen Cafiero
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF NOVEMBER, 2022.

Brian D. Mitchell
Notary Public

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

MY COMMISSION EXPIRES:

W-VRES-22-1041-314

Karen Johnson Davidson County
Batch# 942099 **DEEDWARR**
11/16/2022 02:56:59 PM 2 pgs
Fees: $13.00 Taxes: $851.00

20221116-0122125

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)
Kathleen Cafiero and Kenneth John Cafiero, Jr.	**Gardner Financial Services LTD, dba Legacy Mutual Mortgage**	
(NAME) **1041 E Trinity Lane #314**	(NAME) **3503 Paesanos Parkway**	**072-05-0L-314.00-CO**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **San Antonio, TX 78231**	
(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, **MELISSA PASSARETTI, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHLEEN CAFIERO, A SINGLE WOMAN, AND KENNETH JOHN CAFIERO, JR., A MARRIED MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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 certain condominium located in Davidson County, Tennessee, being Unit No. 314 of 1041 Flats, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing 1041 Flats, a condominium of record in Instrument Number 20200417-0040597, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions for 1041 Flats, a Condominium, filed in Instrument Number 20200710-0075270, Second Amendment filed in Instrument Number 20200820-0094232, and Third Amendment filed in Instrument Number 20201217-0149305, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, 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 buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit D to said Master Deed.

Being the same property conveyed to Melissa Passaretti, single woman by Special Warranty Deed from 1041 East Trinity LP, LLC, a Tennessee limited liability company, dated August 7, 2020 and recorded August 13, 2020 in Instrument No. 20200813-0090361, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record in Plat Book 332, Page 167, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20200417-0040597, First Amendment in Instrument Number 20200710-0075270, Second Amendment filed in Instrument Number 20200820-0094232, and Third Amendment filed in Instrument Number 20201217-0149305, Register's Office for Davidson County, Tennessee.
- Subject to Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20180424-0038650, in the Register's Office for Davidson County, Tennessee.
- Subject to Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20180425-0039025 and 20180425-0039026, in the Register's Office for Davidson County, Tennessee.
- Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5002, Page 381 and Book 4822, Page 685, in the Register's Office for Davidson County, Tennessee.
- Subject to Easement for Driveway as set out of record in Book 4845, Page 471, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1041 E Trinity Lane #314, Nashville, Tennessee 37216**.

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 14th DAY OF NOVEMBER, 2022.

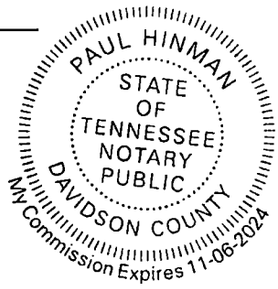
Melissa Passaretti

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELISSA PASSARETTI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of November, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



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