WARRANTY DEED

Karen Johnson Davidson County
Batch# 945205 DEEDWARR
11/28/2022 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20221128-0124678

G-VRES-22-700-808

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024

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)
Marcella Fiorenzi Chris S. Fiorenzi and Rina Fiorenzi	New Owner	
(NAME)	(NAME)	093-13-0D-069.00-CO
700 12th Ave S #808	7 Old Farm Ct.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Montville, NJ 07045	
(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, **BRADLEY DEVROE LOWELL, JR. AND WIFE, ASHLEY LOWELL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARCELLA FIORENZI, AN UNMARRIED WOMAN AND CHRIS S. FIORENZI AND RINA FIORENZI, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Unit No. R 808, of Terrazzo, a Condominium, a Horizontal Property Regime, created under Title 65, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws appended thereto of record in Instrument No. 20081223-0122167, as amended by Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808 and Instrument No. 20090827-0080784, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed and By-Laws. Reference is hereby made to the Plan for Terrazzo Condominiums of record in Instrument No. 20081223-0122167, at Exhibit B, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bradley Devroe Lowell, Jr and wife, Ashley Lowell by Warranty deed from Malla, LLC, a Kentucky limited liability company of record in Instrument No. 20210621-0083231 Register's Office for Davidson County, Tennessee, dated May 26, 2021 and recorded on June 21, 2021.
Being the same property conveyed to Malla LLC, a Kentucky Limited Liability Company by Quitclaim deed from Yogesh B. Malla and wife, Sarita Malla of record in Instrument No. 20170718-0072375 Register's Office for Davidson County, Tennessee, dated July 14, 2017 and recorded on July 18, 2017.
Being the same property conveyed to Yogesh B. Malla and wife, Sarita Malla by Warranty deed from CJUF II Terrazzo LLC, a Delaware limited liability company of record in Instrument No. 20091222-0116548 Register's Office for Davidson County, Tennessee, dated December 19, 2009 and recorded on December 22, 2009.

This conveyance is subject to:
- Taxes for the year 2023 and all subsequent years.
- Subject to all matters shown on the Plan of record as Instrument Number 20051116-0138405, Register's Office of Davidson County, Tennessee.
- Subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Terrazzo, a Condominium of record in Instrument Number 20081223-0122167, as amended in Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808, Instrument No. 20090827-0080784, Instrument No. 20121017-0095418 and Instrument No. 20180627-0061944, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit B to the Master Deed establishing a Horizontal Property Regime of Terrazzo, a Condominium, of record Instrument No. 20081223-0122167, as amended in Instrument No. 20121017-0095418, Register's Office for Davidson County, Tennessee.
- Charter for Terrazzo Condominium Association, Inc. of record in Instrument Number 20081223-0122305, in the Register's Office for Davidson County, Tennessee.

• Charter for Terrazzo Residential Owner's Association, Inc. of record in Instrument Number 20090828-0080937, in the Register's Office for Davidson County, Tennessee.
• Charter for Terrazzo Commercial/Office Owner's Association, Inc. of record in Instrument Number 20090828-0080938, in the Register's Office for Davidson County, Tennessee.
• Restrictions of record in Book 4220, Page 723 and Book 6236, page 263, in the Register's Office for Davidson County, Tennessee.
• Easement retained in Ordinance No. 72-317 of record in Book 4643, Page 498, in the Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreement of record in Instrument Number 20060615-0071504, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and appurtenances with the Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20060615-0071498, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20120521-0043895, in the Register's Office for Davidson County, Tennessee.
• Memorandum of Lease of record in Instrument Number 20081205-0117745, Instrument No. 20081009-0102619, as modified by Modification of Memorandum of Lease in Instrument No. 20081230-0123644, 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: **700 12th Ave S #808, 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 21st DAY OF NOVEMBER, 2022.

Bradley Devroe Lowell Jr. by Logan Bell, Attorney in Fact

Bradley Devroe Lowell, Jr. by Logan Bell,
Attorney in Fact

Ashley Lowell, by Logan Bell, Attorney in Fact

Ashley Lowell, by Logan Bell,
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, Logan Bell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of BRADLEY DEVROE LOWELL, JR., and who acknowledged he/she/they executed the same as the free act and deed of the said BRADLEY DEVROE LOWELL, JR.

Witness my hand and official seal, this the 17th of November, 2022.

Briana Gage

Notary Public
My Commission Expires: _____
(SEAL)

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 17th of November, 2022.

Briana Gage

Notary Public
My Commission Expires: _____
(SEAL)

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

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

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 11/17/22 (date of document).

Jennifer L. Pennell

11/28/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 28 day of November 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

