Karen Johnson Davidson County
Batch# 960442 DEEDWARR
01/12/2023 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20230112-0002671

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $310,000.00

Affiant

Subscribed and sworn to before me, this 10th day of January, 2023.

Notary Public
My commission expires:

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

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Gregory Michael Carroll **Sean Michael Carroll**	New Owner	**050020B21600CO**
2113 Portway Alley		
Nashville, TN 37207		

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 ACKNOWLEDGE, WE,

Carolina Isabel Rodriguez, married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gregory Michael Carroll, married and Sean Michael Carroll, unmarried, as joint tenants with right of survivorship

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 No. 216 on the Plan of Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, of record in Instrument No. 20171116-0117974 and corrected by Scrivener's Affidavit of record in Instrument No. 20171122-0119839 and amended by First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development of record in Instrument No. 20180105-0001817, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carolina Isabel Rodriguez, unmarried, by Special Warranty Deed from NVR, Inc., a Virginia corporation T/A Ryan Homes, dated January 18, 2019, of record in Instrument No. 20190122-0006150, in the Register's Office for Davidson County, Tennessee. Patrick Michael Aprea hereby signs to convey any interest he may have, marital or otherwise, as the husband of Carolina Isabel Rodriguez.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20160128-0008211 and Instrument No. 20160128-0008261, said Register's Office.

Subject to Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160127-0007948, said Register's Office.

Quitclaim Deed to Belle Arbor Homeowner's Association, Inc., a Tennessee corporation, of record in Instrument No. 20180410-0033776, said Register's Office.

Subject to rights of others in and to common areas/elements.

Subject to lien for special assessments contained in DCCR's/Master Deed.

Restriction Amendments of record in Instrument No. 20190708-0066428, Instrument No. 20191112-0116482, Instrument No. 20200804-0085685, Instrument No. 20210303-0027665, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 2113 Portway Alley, Nashville, TN 37207.

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 do 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 in 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.

Carolina Isabel Rodriguez Date: 1/6/2023
Carolina Isabel Rodriguez

Patrick Michael Aprea Date: 1/6/2023
Patrick Michael Aprea

STATE OF New York

COUNTY OF Queens

Personally appeared before me, a Notary Public of said County and State, Carolina Isabel Rodriguez and Patrick Michael Aprea, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of January, 2023.

Martha Chiriboga
NOTARY PUBLIC

MARTHA CHIRIBOGA
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CH6409311
Qualified in New York County
My Commission Expires 09-28-2024

My Commission Expires: SEP 28 2024

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 1/6/23 (date of document).

Jennifer L. Pennell

1/12/23

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12 day of January, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

