WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

File #23-DM-4705-Vill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 979010 **DEEDWARR**
03/09/2023 01:05:09 PM 2 pgs
Fees: $13.00 Taxes: $1,176.60

20230309-0017091

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mark Sims, Michelle Sims, and Hanah Sims	Same as new owners	
(NAME)	(NAME)	**161-09-0A-008-00**
4705 Brighton Village Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **RACHEL LINNET STOWE AND GIULIANO SCARSI, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK SIMS AND MICHELLE SIMS, HUSBAND AND WIFE, AND HANAH SIMS, A SINGLE WOMAN** 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 Townhome Unit No. 4705 (a/k/a Unit 17) as set forth in the Master Deed Establishing Brighton Village, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080117-0005582 Amended at Instrument No. 20080808-0081965 and Instrument of Correction to the Master Deed recorded in Instrument No. 20110520-0038914, in the Register's Office; said Unit also being shown as part of Exhibit "E" to said Master Deed.

Being the same property conveyed to Rachel Linnet Stowe and Giuliano Scarsi, Wife and Husband, by Warranty Deed from Anton Daniloff-Sowole and Wife Alicia Daniloff, of record in Instrument No. 20140923-0087533, in the Register's Office of Davidson County, Tennessee, dated September 19, 2014, and recorded on September 23, 2014.

This conveyance is subject to:
*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Brighton Village Condominium of record in Instrument No. 20080117-0005582, as amended by instrument(s) of record in Instrument No. 20080808-0081965 and Instrument of Correction recorded in Instrument No. 20110520-0038914; also subject to easements, rights and interests 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.
*Easement for Driveway, recorded in Book 7233, Page 438 and corrected in Book 7416, Page 47.
*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7520, Page 908.
*Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20061027-0133575 and Instrument No. 20071121-0136402.

*Agreement regarding sewage soil absorption system as set forth in instrument recorded in Book 7230, Page 136 and Book 7230, Page 137.
*Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20061027-0133549 and Instrument No. 20071121-0136366.
*Property Modifications recorded in Instrument No. 20071128-0137905.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **4705 Brighton Village Drive, Nashville, TN 37211**.

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 7th day of March, 2023.

Rachel Linnet Stowe by Kaz as Attorney in Fact
Rachel Linnet Stowe by Kaz Arbogast,
her Attorney-In-Fact

Giuliano Scarsi by Kaz as Attorney in Fact
Giuliano Scarsi by Kaz Arbogast,
his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Kaz Arbogast, 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 Rachel Linnet Stowe and acknowledged that she executed the same as the free act and deed of the said Rachel Linnet Stowe.

Witness my hand, at office, this 7th day of March, 2023.

Megan Paulus
Notary Signature
My commission expires:

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Kaz Arbogast, 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 Giuliano Scarsi and acknowledged that she executed the same as the free act and deed of the said Giuliano Scarsi.

Witness my hand, at office, this 7th day of March, 2023.

Megan Paulus
Notary Signature
My commission expires:

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BNR-23-4705