Karen Johnson Davidson County
Batch# 990964 DEEDWARR
04/12/2023 02:15:30 PM 4 pgs
Fees: $23.00 Taxes: $2,645.50
20230412-0026923

THIS INSTRUMENT PREPARED BY AND RETURN TO: **MHPS Title & Escrow** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $715,000.00 AFFIANT Subscribed and sworn to before me, this 6 day of April, 2023 NOTARY PUBLIC My Commission Expires:

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-30-2026

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Matteo Stronati 915B Cahal Avenue Nashville, TN 37206	New Owner	072 09 3D 002.00

FOR AND IN CONSIDERATION of the sum of ,SEVEN HUNDRED FIFTEEN THOUSAND AND NO CENTS ($715,000.00),paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 6th day of April, 2023, the undersigned, **915 Cahal Partners, LLC, a Tennessee Limited Liability Company,** and hereinafter called the Grantor, has bargained, sold, and by these presents does transfer and warrant to **Matteo Stronati a married man,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in Davidson County, and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 915B of Cottages at 915 Cahal, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Cottages at 915 Cahal, a Horizontal Property Regime, of record in Instrument No. 20171006-0102878, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to MF Holdings, LLC by Warranty Deed from Ryan Lampa and Christy Lampa, of record in Instrument No.

20170727-0076306, Register's Office for Davidson County, Tennessee, dated July 6, 2017 and recorded July 27, 2017.

Being the same property conveyed to Christopher Muscatello, by deed dated 12/31/2018, from MF Holdings, LLC, of record in Instrument Number 20190102-0000277, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 915 Cahal Partners, LLC by Deed from Christopher Muscatello, married, dated March 27, 2023, recorded March 28, 2023 and of record in Instrument No. 20230328-0022418, Register's Office for Davidson County, Tennessee.

This is improved property known as **915B Cahal Avenue, Nashville, TN 37206.**

Further, this conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions and (5) other matters of public record. Further, the captioned property is not the homestead of the Grantor.

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 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 whomever.

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. Further, the captioned property is not the homestead of the grantor/mortgagor.

This 6th day of April 2023.

915 Cahal Partners, LLC

Christopher Muscatello,
Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Christopher Muscatello, Authorized Agent for 915 Cahal Partners, LLC,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4th day of April, 2023

Shanae McFerrin
Notary Public
My Commission Expires: 5/5/2025

915 Cahal Partners, LLC
J. Tyler Faulkner, member

SHANAE MCFERRIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **J. Tyler Faulkner, Authorized Agent for 915 Cahal Partners, LLC,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4th day of April, 2023

Shanae McFerrin
Notary Public
My commission expires: 5/5/2025

SHANAE MCFERRIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 4/6/2023 (date of document).

Regina Sullo
Affiant Signature

4/12/2023
Date

State of TN
County of DAVIDSON

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

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

