(1)

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37584-03-2023** **BOX 10-A**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $365,000.00. Affiant Subscribed and sworn to before me this 18th day of April, 2023. Notary Public My Commission Expires:

ALEXIS CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM. EXP. APRIL 23, 2025

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Kacie Catherine Ciarelli and Robert Ciarelli & Susan A. Ciarelli, 301 Rose Hall Nashville, TN 37212	New Owner	Map and Parcel No.: 104060N30100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Allan D. Kerns and Joy H. Kerns, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kacie Ciarelli, a single woman, and Robert Ciarelli and Susan Ciarelli, husband and wife, as joint tenants with right of survivorship** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 301 Rose Hall, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 993370 DEEDWARR
04/19/2023 10:20:37 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50

20230419-0028730

IN WITNESS WHEREOF, Grantors have executed this instrument on the 18th day of April, 2023.

Allan D. Kerns

Joy H. Kerns

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Allan D. Kerns and Joy H. Kerns, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18TH day of April, 2023.

Notary Public

My Commission Expires: 7/3/23

THOMAS C. FUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 301, Rose Hall Condominiums, as shown on Plat of Record in Plat Book 332, Page 15, amended in book 6900, Page 379, and as established under Master Deed of record in Book 7307, Page 760, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Allan D. Kerns and Joy H. Kerns, husband and wife, by deed dated September 28, 2021 from Kati Baumgartner n/k/a Kati Cook, a married woman, of record in Instrument No. 20211001-0132564, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 104060N30100CO.
2. All matters appearing on the Plan of record as Book 332, Page 15 as amended in Book 6900, page 379, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Rose Hall Condominium, of record in Book 7307, page 760, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.