WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Prepared by:
Record and Return To:
Chapman and [illegible] Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

G-APM-23-21-120

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 994067 DEEDWARR
04/19/2023 11:14:47 AM 2 pgs
Fees: $13.00 Taxes: $1,154.40

20230419-0028778

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Andrew Comegna and Mary Margaret Williams		
(NAME)	(NAME)	
21 Vaughns Gap Rd #G-120	NEW OWNER	**129-15-0A-120-00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **ROBERT RUSSELL, JR AND WIFE, DANIELA RUSSELL AND KEITRICK CLARK AND WIFE, MICHELLE HOOGE CLARK,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW COMEGNA, AN UNMARRIED MAN, AND MARY MARGARET WILLIAMS, AN UNMARRIED WOMAN AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP ,** 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:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit 120, Building "G", together with the appurtenant interest in the common elements of Belle Meade Highlands Condominium, created under Title 66, Section 27-101, el seq., as amended, Tennessee Code Annotated, and as established under the Master Deed of record in Book 7091, page 302; as amended in Instrument No. 20080424-0042111; Instrument No. 20220520-0058927; and in Instrument No. 20220520-0058928, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site-plan attached as exhibit to said Master Deed, as amended. The easements, including, but not limited to, al] sewer, water, electrical, telephone and other utility easements, now or hereafter established over, through or upon the Land embracing the regime and building thereon, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Belle Meade Highlands Condominium, provided in said Master Deed, as amended, together with the By-Laws appended thereto, as amended, the aforementioned site-plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Robert Russell, Jr and wife, Daniela Russell, a one-half (1/2) undivided interest, and Keitrick Clark and wife, Michelle Hooge Clark, a one-half (1/2) undivided interest by Warranty deed from Prime Investment Properties, LLC, a Tennessee limited liability company and Engauge Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20230118-0004098 Register's Office for Davidson County, Tennessee, dated January 17, 2023 and recorded on January 18, 2023.

This conveyance is subject to:

- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7091, Page 302 and amended by Instrument No. 20080424-0042111, Instrument No. 20150520-0046371, Instrument No. 20150818-0083106, Instrument No. 20220520-0058927 and Instrument No. 20220520-0058928, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7091, Page 351, as amended by Instrument No. 20071025-0126213, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 7102, Page 223, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 11000, Page 273, Register's Office for Davidson County, Tennessee.
- Easement(s) for sanitary sewers and/or storm drainage of record in Book 4816, Page 427, corrected in Book 4881, Page 710, Register's Office for Davidson County, Tennesse.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **21 Vaughns Gap Rd #G-120, Nashville, Tennessee 37205**.

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 ____ DAY OF APRIL, 2023.

Robert Russell, Jr

Daniela Russell by Robert Russell, Jr. Attorney in fact
Daniela Russell by Robert Russell, Jr.
Attorney in Fact

Keitrick Clark

Michelle Hooge Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT RUSSELL, JR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of April, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Russell, Jr., 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 DANIELA RUSSELL, and who acknowledged he/she/they executed the same as the free act and deed of the said DANIELA RUSSELL.

Witness my hand and official seal, this the 18th of April, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEITRICK CLARK AND MICHELLE HOOGE CLARK the within named bargainor, 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 and official seal, this the 18th of April, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY

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