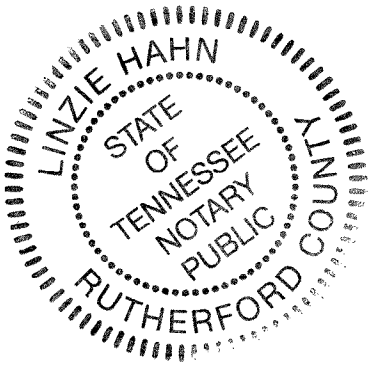
Karen Johnson Davidson County
Batch# 995894 DEEDWARR
04/25/2023 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,069.30
20230425-0030348

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-20465-KS



STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $289,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of April, 2023.

Notary Public
My Commission Expires: 6/23/25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Richard C. Musmecci, Marian S. Musmecci, Nicholas M. Musmecci, and Anna M. Wong 1077 East Trinity Lane #304 Nashville, TN 37216	New Owner	072 06 3N 017.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Amanda Fry f/k/a Amanda Brooke Loyal, a married woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Richard C. Musmecci and Marian S. Musmecci, husband and wife, and Nicholas M. Musmecci and Anna M. Wong, husband and wife, as tenants in common**, 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:

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. 304, on the Plan of the Edison, a Condominium Development established pursuant of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, as established by the Declaration of Condominium for the Edison, a Condominium of record in Instrument No. 20181029-0107022; Instrument No. 20181206-0119180; and Instrument No. 20181211-0120659, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electric, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit E to said Declaration.

Being the same property conveyed to Amanda Brooke Loyal, unmarried woman by Warranty Deed from Janice Lankford, an unmarried woman of record as Instrument No. 20210428-0056742 in the Register's Office for Davidson County, Tennessee, dated

April 22, 2021 and recorded on April 28, 2021. Amanda Brooke Loyal now being known as Amanda Fry.

John W. Fry joins in thise conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is improved property located at: **1077 East Trinity Lane, #304, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year **2023** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of April, 2023.

GRANTOR:

Amanda Fry f/k/a Amanda Brooke Loyal

Amanda Fry f/k/a Amanda Brooke Loyal

John W. Fry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Amanda Fry f/k/a Amanda Brooke Loyal and John W. Fry, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of April, 2023.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

Certificate of Authenticity

I, Katie Smith, 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

4/24/23.

Date

Affiant Signature

4/24/23

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 24th day of April, 2024.

Notary's Signature

My Commission Expires: 10/23/25

Date

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY