WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES 2/28/25

(AFFIX SEAL)

AMANDA BIRNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

JM-VRE-23-124

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 1000467 DEEDWARR
05/08/2023 09 45 09 AM 2 pgs
Fees $13 00 Taxes $2,497 50

20230508-0033902

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Thomas Anthony Cassini and Jenna Marie Casini	**NEW OWNER**	
(NAME)	(NAME)	**091-05-4G-002 00-CO**
124 B Duluth Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **RYAN SUTYLA AND SARAH SUTYLA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS ANTHONY CASSINI AND JENNA MARIE CASINI,** 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

A certain townhome located in Davidson County, Tennessee, being Unit No B of 0 Duluth Avenue Townhomes, a Horizontal Property Regime with Private Elements, Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 , et seq of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 0 Duluth Avenue Townhomes, a Horizontal Property Regime of record in Instrument Number 20200423-0044154, 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, electrical, 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

Being the same property conveyed to Ryan Sutyla and Sara Sutyla, husband and wife by Warranty deed from The MC2 Group, Inc , a Tennessee Corporation of record in Instrument No 20210322-0037843 Register's Office for Davidson County, Tennessee, dated March 18, 2021 and recorded on March 22, 2021

Sarah Sutyla and Sara Sutyla make reference to both one and the same individual The grantor erroneously took title as Sara Sutyla

This conveyance is subject to
- Taxes for the year 2023 and subsequent years
- Plan of record in Plat Book 421, Page 25, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Instrument Number 20200428-0044154, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **124 B Duluth Ave, Nashville, Tennessee 37209**

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 4th DAY OF MAY, 2023

Ryan Sutyla

Sarah Sutyla by Ryan Sutyla her attorney in fact
Sarah Sutyla
by Ryan Sutyla as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN SUTYLA, 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/they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 4th of May, 2023

Notary Public
My Commission Expires
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN SUTYLA, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SARAH SUTYLA, and who acknowledged he/she/they executed the same as the free act and deed of the said SARAH SUTYLA

Witness my hand and official seal, this the 4th of May, 2023

Notary Public
My Commission Expires
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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