WARRANTY DEED

Karen Johnson Davidson County
Batch# 1005233 DEEDWARR
05/19/2023 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $2,438.30
20230519-0037603

JM-P-23-2303A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $659,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kacie Denton and Alexander Denton	**Synovus Mortgage**	
(NAME)	(NAME)	**072-10-2A-001.00-CO**
2303A Scott Ave	800 Shades Creek Pkwy MS101	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Birmingham, AL 35209	
(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, **MATTHEW EDWARD GHIDOTTI, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KACIE DENTON AND ALEXANDER DENTON, WIFE AND HUSBAND,** 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:

Land in Davidson County, Tennessee, being Unit 1 of 2303 Scott Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 2303 Scott Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160617-0061959, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 2303 Scott Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160617-0061959, and Bylaws appended thereto as Exhibit "C', said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Matthew Edward Ghidotti, a single man by Warranty deed from Randall Adam Smith and Susan Elizabeth Smith, husband and wife of record in Instrument No. 20191104-0113785 Register's Office for Davidson County, Tennessee, dated October 09, 2019 and recorded on November 04, 2019.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record in Plat Book 332, Page 47, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20160617-0061959, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4218, Page 537, in the 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: **2303A Scott Ave, Nashville, Tennessee 37216**.

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 16th DAY OF MAY, 2023.

Matthew Edward Ghidotti

STATE OF TENNESSEE ~~DV~~ Ohio
COUNTY OF DAVIDSON ~~DV~~ Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW EDWARD GHIDOTTI, 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 16th of May, 2023.

Notary Public
My Commission Expires: 9-20-2026
(SEAL)

NOTARY PUBLIC STATE OF OHIO

RONALD A PERO
Notary Public
State of Ohio
My Comm. Expires
September 20, 2026

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

True Copy Certification

I, John W. Bishop, 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 this the 16th day of May, 2023.

Affiant Signature

Date 5/17/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17th day of May, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

