PREPARED BY & RETURN TO:
McManus and Associates
571 Central Avenue
Suite 120
New Providence, New Jersey 07974

MAP-Parcel 093-06-0A-048.00-CO

SEND TAX BILLS TO NEW OWNER:
Robert and Maria Martorelli
7 The Kings Path
Brielle, New Jersey 08730

Karen Johnson Davidson County
Batch# 1019946 DEEDWARR
06/28/2023 09 49 07 AM 3 pgs
Fees $17 00 Taxes $0 00
20230628-0049193

WARRANTY DEED

THIS DEED is made on June 22, 2023,

For and in Consideration of the sum of **TEN DOLLARS ($10.00),** cash in hand and paid by the hereinafter named grantees, and other good and valuable considerations. The receipt of which is hereby acknowledged,

We, **ROBERT J. MARTORELLI AND WIFE, MARIA MARTORELLI,** residing at 7 The Kings Path, Brielle, New Jersey 08730, hereinafter called the "Grantor(s)" have bargained and sold, and by these presents do transfer and convey unto

ROBERT MARTORELLI, TRUSTEE OF THE ROBERT MARTORELLI REVOCABLE LIVING TRUST DATED JULY 15, 2015, AND MARIA MARTORELLI, TRUSTEE OF THE MARIA MARTORELLI REVOCABLE LIVING TRUST DATED JULY 15, 2025, residing at 7 The Kings Path, Brielle, New Jersey 08730, each as to a 50% tenant in common interest, hereinafter called the "Grantee(s)", their heirs and assigns, a certain tract or parcel of land in **Davidson County, State of Tennessee,** described as follows, to wit:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No 601 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No 20080225-0018425, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Being the same property conveyed to Robert J. Martorelli and wife, Maria Martorelli by Warranty deed from Joe Canary, a single man in Instrument No. 20160524-0052014 Register's Office for Davidson County, Tennessee, dated May 20, 2016, and recorded on May 24, 2016. (Value of consideration shown in aforementioned deed $10 00)

Being also known as 301 Demonbreun Street, Unit 601, Nashville, TN 37201-2227.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record, (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as 301 Demonbreun Street, Unit 601, Nashville, TX 37201-2227.

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. 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 hand this 22nd day of June, 2023.

Witness

ROBERT MARTORELLI

Witness

MARIA MARTORELLI

State of New Jersey

County of Union

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ROBERT MARTORELLI** and **MARIA MARTORELLI**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 22nd day of June, 2023.

My commission expires: 4/30/2028

Notary Public

ANDREA R. BRUNO CHIAFULLO
Notary Public, State of New Jersey
Comm. # 50081725
My Commission Expires 4/30/2028

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 10.00

Affiant

Subscribed and sworn before me, this 22nd day of June, 2023

Notary

ANDREA R BRUNO CHIAFULLO
Notary Public, State of New Jersey
Comm. # 50081725
My Commission Expires 4/30/2028