Karen Johnson Davidson County
Batch# 1021829 DEEDWARR
07/03/2023 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,573.35
20230703-0050501

Warranty Deed

KRISTIAN BOOTH TENNESSEE NOTARY PUBLIC My Comm Exp. September 02, 2024 COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $695,500.00. Affiant Subscribed and sworn to before me, this the 28th day of June, 2023. Notary Public My commission expires: 9-2-24

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Gary Davis and Lisa Davis	New Owner(s)	104-02-3D-302.00-CO
3210 West End Circle #302		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PETER THOMAS RICCI AND ALLENA G. BERRY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARY DAVIS AND LISA DAVIS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Davidson County, Tennessee described as Unit No. 302 of Maxwell, a Condominium, a Horizontal Property Regime, located in Nashville, Tennessee, as shown on and described in a Master Deed recorded in Instrument No. 20091214-0113711, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Maxwell, Condominium Apartments contained in the Master Deed recorded in Instrument No. 20091214-0113711, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Jing Mei and Xuhan Zhang, husband and wife by Warranty deed from Hubert E. Yeary as the Trustee of the Bacon Preservation Trust dated May 2, 2013 of record in Instrument No. 20140819-0075140 Register's Office for Davidson County, Tennessee, dated August 18, 2014 and recorded on August 19, 2014.

Being the same property conveyed to Peter Thomas Ricci and Allena G. Berry, husband and wife by Warranty deed from Jing Mei and Xuhan Zhang, husband and wife of record in Instrument No. 20210514-0065192 Register's Office for Davidson County, Tennessee, dated May 10, 2021 and recorded on May 14, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3210 West End Circle #302, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE ~~28th~~ 23rd day of June, 2023. PTR AGB

Peter Thomas Ricci
Peter Thomas Ricci

Allena G. Berry
Allena G. Berry

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Peter Thomas Ricci and Allena G. Berry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of June, 2023.

OFFICIAL SEAL
GRACE J HERSH
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 28TH SEPT 2024

Notary Public

My Commission Expires: 28 Sept 2024

pg 2 of 2 - Warranty Deed PTR AGB

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 July 3, 2023 (date of document).

Affiant Signature

July 3, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 3rd day of July, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023