Karen Johnson Davidson County
Batch# 1025322 DEEDWARR
07/12/2023 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $7,955.00
20230712-0053398

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $2,150,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of July 2023.

Notary Public

(Notary Stamp) TONYA LOFTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

My commission expires:

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Nancy J. Santoro	Nancy Santoro	092-12-4A-095-00-CO
1616 West End Avenue # 2302	1616 West End Avenue # 2302	
Nashville, TN 37203	Nashville, TN 37203	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Dean and Cheryl G. Rieger, Trustees of the Dean and Cheryl Rieger Living Trust Dated October 28, 2016

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Nancy J. Santoro, a single woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land situated in Davidson County, Tennessee, being Unit 2302, as established in Declaration of Covenants, Conditions and Restrictions for The Residences at Broadwest, a condominium, a Horizontal Property Regime with Private Elements of record at Instrument No 20201123-0137217 amended in Instrument No. 20210817-0111256, Instrument No. 20220201-0011431 and Instrument Number 20220615-0068119, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dean Paul Rieger and Cheryl G. Rieger, Trustees of Dean and Cheryl Rieger Living Trust Dated October 28, 2016 by Special Warranty Deed from 1600 West End Avenue Partners LLC, a Tennessee limited liability company of record in Instrument No. 20220413-0043015, Register's Office for Davidson County, Tennessee, dated April 5, 2022 and recorded on April 13, 2022.

This is improved property known as **1616 West End Avenue # 2302, Nashville, TN 37203.**

SP 11/2015

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 7th day of July, 2023.

Dean and Cheryl Rieger Living Trust Dated October 28, 2016

BY: _____
Dean Paul Rieger, Trustee

BY: _____
Cheryl G. Rieger, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Dean Paul Rieger and Cheryl G Rieger** to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the **TRUSTEES** of **THE Dean Paul Rieger and Cheryl Rieger DATED October 28, 2016** and that as **TRUSTEES** they are authorized by the Trust to execute the within instrument as its Trustees and further acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of July, 2023.

_____
Notary Public

My Commission Expires: May 7, 2027

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Lenders Title Company File No. 23-001090-524

SP 11/2015

Certificate of Authenticity

I, Tonya Loftin, 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 7/7/2023.

Date

Tonya Loftin
Affiant Signature

July 12, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 12th day of July, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)