WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $333,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 07/12/2023. NOTARY PUBLIC MY COMMISSION EXPIRES 04-17-23

Karen Johnson Davidson County
Batch# 1025807 DEEDWARR
07/13/2023 10:33:26 AM 2 pgs
Fees: $13.00 Taxes: $1,232.10

20230713-0053696

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3770

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Alysse Jane Weishaar	**CapStar Bank**	131-01-0D-197.00-CO
5025 Hillsboro Pike #22J	2002 Richard Jones Rd, Suite 300A	
Nashville, TN 37215	Nashville, TN 37215	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Susanne Fenoglio fka Suaanne Smith, a married woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alysse Jane Weishaar, unmarried woman

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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit 197, also known as Apartment 22-J, of the Georgetown Apartments, Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for 5025 Hillsboro Homeowners Association Condominiums, of record in Book 5211, Page 325,and as amended in Book 5616, Page 133, and in Book 6079, Page 516, an Instrument No. 20120731-0067332, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5211, Page 345, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Georgetown Apartments, Condominium Apartments, of record in Book 5200, Page 4, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Susanne Smith, unmarried by Warranty deed from Catherine O'Neil Wise, Trustee of the Catherine O'Neil Wise Living Trust, Established by the Revocable Trust agreement of Catherine O'Neil Wise, Dated February 26, 2010 of record in Instrument No. 20190211-0012849 Register's Office for Davidson County, Tennessee, dated February 07, 2019 and recorded on February 11, 2019. Susanne Smith has since married and is now known as Susanne Fenoglio

Connor Fenoglio, spouse of Susanne Fenoglio joins in the execution of this instrument for the purpose of conveying his interest, marital or otherwise, in the above described property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 5025 Hillsboro Pike #22J Nashville, TN 37215

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on July 12, 2023.

Susanne Fenoglio fka Susanne Smith

Connor Fenoglio

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Susanne Fenoglio and Connor Fenoglio, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this July 12, 2023.

Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2023-3770

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027