File 36816-8

Box 14

Karen Johnson Davidson County
Batch# 1026906 DEEDWARR
07/17/2023 11 15 04 AM 2 pgs
Fees $13 00 Taxes $2,645 50

20230717-0054651

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000 00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th day of July, 2023

Notary Public

(Affix Seal)

My Commission Expires 10-7-23

DIANA AUBIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

2023-06-1031

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners.	Send Tax Bills To:	Tax ID#
Joseph Aeschliman 6016A California Avenue Nashville, TN 37209	Cadence Bank P O. Box 3356 Tupelo, MS 38803-3356	Map/Parcel 091-02-4J-001.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kristina B. Petrino and Daniel R. Petrino, wife and husband**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph Aeschlima, a single man**, hereinafter called the GRANTEE, his heirs 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 No A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 6016 California Avenue Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20161212-0129886, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kristina B Petrino and Daniel R Petrino, wife and husband by Warranty deed from James E Nell, married of record in Instrument No. 20171204-0123234 Register's Office for Davidson County, Tennessee, dated November 30, 2017 and recorded on December 04, 2017

Conveyance of the above described property is subject to the following 1) The Plan of record as set out on Exhibit "B" to the Declaration of record in Instrument No 20161212-0129886, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Covenants, Conditions and Restrictions for 6016 California Homes, a Horizontal Property Regime with Private Elements, of record in Instrument No 20161212-0129886, Register's Office for Davidson County, Tennessee By-Laws appended thereto 3) All matters shown on the Plan of Record in Plat Book 161, Page 75, Register's Office of Davidson County, Tennessee 4) Restrictive Covenant for Detached Structure of record in Instrument No 20161230-0137323, said Register's Office 5) Metro Health Letter regarding lead paint, of record in Book 8786, Page 526, said Register's Office 6) Easement for Storm Sewers and/or Sanitary Sewers of record in Book 4655, page 16 and Book 4655, page 26, said Register's Office 7) Sanitary Sewer of record in Book 2443, page 288 and Book 2443, page 330, said Register's Office 8) Taxes for the current year prorated and assumed by the Grantee

This is improved property known as 6016A California Avenue, Nashville, TN 37209

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, his heirs and assigns forever, and the GRANTOR, does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out, and it does further covenant and binds themselves, their heirs and assigns, 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.

Effective the 12th day of July, 2023.

Kristina B. Petrino

Daniel R. Petrino

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12TH day of July, 2023, before me personally appeared Kristina B. Petrino and Daniel R. Petrino, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12TH day of July, 2023.

Notary Signature
My commission expires:

