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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 230645147**<br><br>Karen Johnson Davidson County<br>Batch# 1026938 **DEEDWARR**<br>07/17/2023 11 48 25 AM 2 pgs<br>Fees. $13 00 Taxes $1,350 50<br>20230717-0054694 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is. $365,000 00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 14th day of July, 2023<br><br>Notary Public<br>My Commission Expires<br><br>VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025 |

## WARRANTY DEED

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| Address New Owner:<br>Russell Andrew Fitch<br>319 Wandering Circle<br>Franklin, TN 37067 | Send Tax Bills To:<br>New Owner | Tax Information<br>Tax Parcel ID No<br>105 02 3F 408 00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ramesh Chandra Desu and Venkata Mounica Kotha, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Russell Andrew Fitch, married**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows.

A certain condominium located in Davidson County, Tennessee, being Unit No. 408 of Alina, a Condominium established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium, of record in Instrument No. 20200415-0039348 and amended in Instrument No. 20200609-0058742, Instrument No. 20200721-0079746, Instrument No. 20200727-0082071, Instrument No 20200827-0097047, Instrument No 20200827-0097052, Instrument No. 20201030-0127250 and Instrument No. 20210309-0030977, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration of Condominium, together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration of Condominium.

Together with the special rights to use the limited common elements as set out in the Declaration of Condominium for Alina, a Condominium and certain parking space number 38C

Being the same property conveyed to Ramesh Chandra Desu and Venkata Mounica Kotha, Married, by Warranty Deed from 806 Olympic LLC, a Michigan Limited Liability Company, of record in Instrument 20210707-0091507, in the Register's Office of Davidson County, Tennessee, dated July 02, 2021 and recorded on July 07, 2021.

Being Part of the same property conveyed to 806 Olympic LLC, a Michigan limited liability company, by Special Warranty Deed from Kimberly R Dano, Trustee of the Dano Family Investment Services Trust, of record in Instrument No. 20181218-0122973, in the Register's Office of Davidson County, Tennessee, dated December 18, 2018 and recorded on December 18, 2018

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Rock Castle Tract, as recorded in Plat Book 21, Page 94.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of Lots 10 & 11, Rock Castle, as recorded in Plat Book 57, Page 100.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Alina, a Condominium of record in Instrument No. 20200415-0039348, as amended by instrument(s) of record in Instrument Nos. 20200609-0058742, 20200721-0079746, 20200727-0082071, 20200827- 0097052, 20201030-0127250 and 20210309-0030977, amendment to By-Laws recorded in Instrument No. 20200827-0097047, also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4220, Page 723 and Book 4579, Page 874.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No 20200827-0097543.

Easement for Public Right of Way, recorded in Instrument No. 20190207-0011860.

This is improved property located at 806 Olympic Street #408 Nashville TN 37203

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 14th day of July, 2023

Ramesh Chandra Desu

Venkata Mounica Kotha

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ramesh Chandra Desu and Venkata Mounica Kotha, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 14th day of July, 2023.

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024

Notary Public
My Commission Expires. _____