THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230645142** Karen Johnson Davidson County Batch# 1026939 **DEEDWARR** 07/17/2023 11 49.51 AM 2 pgs Fees $13.00 Taxes $1,554 00 20230717-0054695	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is· $420,000 00 Katie Bradley Affiant Subscribed and sworn to before me, this 14th day of July, 2023 Notary Public My Commission Expires VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: The Alessandra Ingemi Trust, dated October 30, 2008. 3068 Terramar Drive Naples, FL 34119	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No 128 12 0A 120 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, **Corina Fatima Henderson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dominic J. Ingemi III, Trustee and Alessandra Ingemi, Trustee of The Alessandra Ingemi Trust, dated October 30, 2008**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 120, Building No. 27, together with the appurtenant interest in the common elements of Eagle Ridge At the Reserve, Section 7, Phase 18, a horizontal property regime established by Master Deed, of record as Instrument No. 20011011-0110875 and Scrivener's Affidavit recorded in Instrument No 20051129-0143344 and Amended in Instrument No. 20030108-0003694, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A to the aforementioned amendment to the Master Deed.

Being the same property conveyed to Corina Fatima Henderson, a married woman, by Quitclaim Deed from James Allan Henderson, Jr. and Corina Fatima Henderson, Husband and Wife, of record in Instrument No. 20210330-0041212, in the Register's Office of Davidson County, Tennessee, dated March 01, 2021 and recorded on March 30, 2021. Corina Fatima Henderson and James Allan Henderson Jr. now divorced, see final decree of divorce in Case #2023-DV-83, Circit Court of Wilson County, Tennessee.

Grantor warrants that she never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights threin

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary Plat Robertson Highlands, as recorded in Book 7900, Page 896.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Third Revision of Subdivision of Phase 1 Nashville Highlands, a Planned Unit Development, as recorded in Instrument No. 20030106-0001894.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Fourth Revision of Subdivision of Phase 1 Nashville Highlands, a Planned Unit Development, as recorded in Instrument No. 20041019-0125465.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Eagle Ridge at the Reserve Condominium of record in Instrument No. 20011011-0110875 and Scrivener's Affidavit recorded in Instrument No 20051129-0143344, as amended by instrument(s) of record in Instrument No 20030108-0003694, 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.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20010116-0004521.

Easement for Sanitary Sewer, recorded in Book 5074, Page 945.

Easement for Construction and Maintenance of a Drainage Facility, recorded in Book 7861, Page 559 and Book 8083, Page 534.

Easement for Right-of-Way, recorded in Instrument No. 20040729-0090682, Instrument No. 20050721-0084650 and Instrument No. 20140924-0087653

Easement for Ingress and Egress, recorded in Instrument No 20050721-0084650

Easement for Declaration of Reciprocal Access and Maintenance, recorded in Instrument No. 20191001-0100109

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20001103-0109348.

This is improved property located at 320 Old Hickory Blvd Apt 2705 Nashville TN 37221

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

Corina Fatima Henderson _____

Corina Fatima Henderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Corina Fatima Henderson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

_____

Notary Public
My Commission Expires _____

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