Karen Johnson Davidson County
Batch# 1027754 DEEDWARR
07/18/2023 11:34:30 AM 4 pgs
Fees: $23.00 Taxes: $2,960.00
20230718-0055159

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $800,000.00

Affiant

Subscribed and sworn to before me, this 14th day of July, 2023.

Notary Public
My Commission Expires: 11/21/2026

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
William Marino 1427 Monetta Ave Nashville, TN 37216	New Owner William Marino 1427 Monetta Ave Nashville, TN 37216	Tax Parcel ID No. 168-00-0-079.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW J. HUBER AND NATALIE M. HUBER, HUSBAND AND WIFE** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **WILLIAM MARINO,** a single man ("Grantee"), Grantee's 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 A, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1427 Monetta Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180926-0095244 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 a portion of the same property conveyed to Timothy De Santo and Dawn De Santo, husband and wife by Warranty deed from Arete, LLC of record in Instrument No. 20150825-0085955 Register's Office for Davidson County, Tennessee, dated August 17, 2015 and recorded on August 25, 2015.

Being the same property conveyed to Matthew J. Huber and Natalie M. Huber, husband and wife by Warranty deed from Timothy De Santo and Dawn De Santo, husband and wife of record in Instrument No. 20210818-0111480 Register's Office for Davidson County, Tennessee, dated August 10, 2021 and recorded on August 18, 2021.

This is improved property commonly known as: **1427 Monetta Ave Nashville, TN 37216**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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, Grantors have executed this instrument on this 14 day of July, 2023.

MATTHEW J. HUBER

NATALIE M. HUBER

STATE OF _____)
)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MATTHEW J. HUBER AND NATALIE M. HUBER,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 2023.

See att
Notary Public
My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On July 14 2023 before me, Jennifer E Nelson Notary Public
(insert name and title of the officer)

personally appeared Matthew J Huber and Natalie M Huber,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

JENNIFER E. NELSON
Notary Public - California
Los Angeles County
Commission # 2394982
My Comm. Expires Mar 25, 2026

Warranty Deed

Tennessee Certification of Electronic Document

I, Margaret Philpott, 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 7/17/2023 (date of document).

Affiant Signature

7/14/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

