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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. 230745355**<br><br>Karen Johnson Davidson County<br>Batch# 1041085 DEEDWARR<br>08/22/2023 10:27:30 AM 3 pgs<br>Fees: $18.00 Taxes: $591.63<br>20230822-0065435 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $159,900.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 16th day of August, 2023.<br><br>Notary Public<br>My Commission Expires: 9/15/26 |

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

## WARRANTY DEED

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| Address New Owner:<br>Matthew Hodge<br>276 White Bridge Pike, Unit 93<br>Nashville TN 37209 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>103-02-0C-093.00 CO |

**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, **L. Gino Marchetti, Jr. and Jeanne B. Marchetti, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Matthew Hodge**, ("Grantee"), his 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. 93, together with the appurtenant interest in the common elements of West End Terrace Condominium, a horizontal property regime established by Master Deed, of record in Book 6657, Page 549, amended in Book 7541, Page 955, Register' s Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed.

Being the same property conveyed to L. GINO MARCHETTI, JR. AND WIFE, JEANE B. MARCHETTI, by deed from WEST END TERRACE, INC., A TENNESSEE CORPORATION, of record in Book 6674, page 34, dated September 27, 1985, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 103-02-0C-093.00 CO.

Davidson County taxes for 2022, Map-Par. 103-02-0C-093.00 CO, $610.14, PAID.
If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.
Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6657, Page 549, said Register's Office.

Amended in Book 7541, Page 955, said Register's Office.
Restrictive Covenants contained in instrument of record in Book 3642, Page 417, said Register's Office.
Sanitary Sewer Easement of record in Book 3859, Page 859, said Register's Office.

Easement(s) of record in Book 5894, Page 97, said Register's Office.

Easement(s) of record in Book 5894, Page 101, said Register's Office.

Easement(s) of record in Book 3840, Page 386, said Register's Office.

Easement(s) of record in Book 5974, Page 755, said Register's Office.

This is improved property located at 276 White Bridge Pike, Unit 93 Nashville TN 37209

**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 16th day of August, 2023.

Marchetti, his Attorney-In-Fact

L. Gino Marchetti, Jr. by Jeanne B. Marchetti, his Attorney-in-Fact

Jeanne B. Marchetti

Jeanne B. Marchetti

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeanne B. Marchetti, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for L. Gino Marchetti, Jr. and that she is authorized by L. Gino Marchetti, Jr. to execute this instrument on his behalf.

Witness my hand, at office, this 16th day of August, 2023.

Notary Public

SABRINA SCHULHAUSER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES

My Commission Expires: _____

# Certificate of Authenticity

I, Joshua A. Terry, 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 8/16/23.

Affiant Signature – Joshua A. Terry

8/18/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/18/23.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON