WARRANTY DEED

Karen Johnson Davidson County
Batch# 1042097 DEEDWARR
08/24/2023 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $2,904.50
20230824-0066226

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $785,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF August, 20 23

Notary Public

MY COMMISSION EXPIRES: 3.3.2025
(AFFIX SEAL)

COUNTY OF DAVIDSON
TENNESSEE
NOTARY
PUBLIC
MEMORIE WHITE

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Jason Rutigliano and Xaviera Medero-Rutigliano	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME) 2765 N E 22nd Ave	(NAME)	082121E00400CO
(ADDRESS) Lighthouse point, FL 33064	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Frank Spitznagel**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOS TRANSFER AND CONVEY UNTO **Jason Rutigliano and Xaviera Medero-Rutigliano**, husband and wife, HEREINAFTER CALLED THE GRANTEES, /THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being known and designated as Unit No. D of Homes at 116 N 9th, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 116 N 9th, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20200622-0066286, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Frank Spitznagel, a married man, by virtue of that certain Quit Claim Deed dated January 20, 2023, and being of record at Instrument No. 20230123-0005137, in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Frank Spitznagel, a married man and Sarah Dinnes, a single woman by virtue of Quit Claim Deed dated November 23, 2022 at Instrument No. 20221123-0123888, in the amount of $.00 in the said Register's Office.

Grantor warrants that this property has not been used as his primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 116 D N 9th St. Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 23rd day of August, 2023.

Frank Spitznagel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Frank Spitznagel**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of August, 2023.

Notary Public

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25

Certificate of Authenticity

I, Holly A Mason, 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 8/23/23.

Holly A Mason
Affiant Signature

8/23/23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 23 day of August, 2023.

Notary's Signature (Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/20/2025
DAVIDSON COUNTY

My Commission Expires: