WARRANTY DEED

Karen Johnson Davidson County
Batch# 1052746 DEEDWARR
09/21/2023 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $4,884.00
20230921-0074326

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ONE MILLION THREE HUNDRED TWENTY THOUSAND AND 00/100 (1,320,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18TH DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/16/2024

(AFFIX SEAL)

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Anita K Pai (NAME)	**NEW OWNER** (NAME)	**131 03 3A 001.00**
116 Westover Park Court Nashville, TN 37215 (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 18th day of September, 2023, the undersigned, **MICHAEL J. NANKO AND ANJELA VICTORIA DEROSA, HUSBAND AND WIFE,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **ANITA K PAI, AN UNMARRIED WOMAN** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **116 WESTOVER PARK COURT, NASHVILLE, TN 37215** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A of Westover Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Westover Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140730-0067970, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Westover Cottages, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20140730-0067970, and Bylaws appended thereto as Exhibit "C", said Registers Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Michael J. Nanko, a Single Man, by Warranty Deed from Stephen Church, Trustee of the 8GCO Revocable Living Trust U/A/D July 21, 2014, of record in Instrument No. 20150820-0084244, in the Register's Office of Davidson County, Tennessee, dated August 17, 2015 and recorded on August 20, 2015.

*Note that Michael J. Nanko married Anjela Victoria DeRosa married in 2020 and she joins in conveyance.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 18th day of September, 2023.

GRANTOR: Michael J. Nanko

GRANTOR: Anjela Victoria DeRosa

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ DeKalb

Personally, appeared before me, a Notary Public of the aforesaid authority, **Michael J. Nanko**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 18th day of September, 2023.

Notary Public

3/10/24
My Commission Expires

ONEIL PUSEY NOTARY PUBLIC COBB COUNTY, GEORGIA EXP. MARCH 10, 2024

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ DeKalb

Personally, appeared before me, a Notary Public of the aforesaid authority, **Anjela Victoria DeRosa**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 18th day of September, 2023.

Notary Public

3/10/24
My Commission Expires

ONEIL PUSEY NOTARY PUBLIC COBB COUNTY, GEORGIA EXP. MARCH 10, 2024

202309210074326

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 9117123.

Affiant Signature – Joshua A. Terry

9120123

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/20/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27