THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231146219** Karen Johnson Davidson County Batch# 1077079 **DEEDWARR** 12/01/2023 09:31:16 AM 2 pgs Fees: $13.00 Taxes: $2,405.00 20231201-0092745 Prepared by:	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $650,000.00 Affiant Subscribed and sworn to before me, this 30th day of November, 2023. Notary Public My Commission Expires:

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 05, 2024

Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Address New Owner: Albert B. McCall, II. 3773 Big Springs Rd Lebanon, TN 37090	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 02 4C 022.00

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, **Salvatore Raineri and Evelyn Raineri, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Albert B. McCall, II.**, ("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. 308 of The West End, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, of the Tennessee Code Annotated under the Master Deed establishing The West End of record in Instrument No. 20080401-0032619, as amended in Instrument Nos. 20080408-0035628; 20090512-0043586 (as Amendment to Second Amendment recorded in 20090921-0087974); 20211123-0155484; 20230313-0017699; 20230313-0017700 and 20230313-0017703 in the Register's Office for Davidson County, Tennessee and subject to the provisions and requirements thereof and the By-Laws of the administration thereof, and all 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 buildings thereof, said units being depicted on Exhibit "B" to said Master Deed, together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Master Deed.

Also conveyed and quitclaimed, without warranty of title, is the Grantor's interest in the following limited common elements which have been assigned as appurtenances to the above described property: Parking Space Number 92, Storage Space Number P1-19, and Parking Space P1-109.

Being the same property conveyed to Salvatore Raineri and Evelyn Raineri, husband and wife, by Warranty Deed from David Helton, married, of record in Instrument No. 20190729-0074340, in the Register's Office of Davidson County, Tennessee, dated July 15, 2019 and recorded on July 29, 2019.

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 Plan of Subdivision Lot 41, Boyd's Cockrill Spring Tract, as recorded in Plat Book 57, Page(s) 46 .

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The West End Condominium of record in Instrument No. 20080401-0032619 as amended in Instrument Nos. 20080408-0035628; 20090512-0043586 (as Amendment to Second Amendment recorded in 20090921-0087974); 20211123-0155484; 20230313-0017699; 20230313-0017700 and 20230313-0017703; 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. Easement for Storm Drainage, recorded in Instrument No. 20051013-0123589.

Easement for Right of Way, recorded in Instrument No. 20140328-0025603.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20051013-0123588.

An Application to Combine Parcels is recorded in Instrument No. 20051123-0141766.

This is improved property located at 110 31st Avenue North #308 Nashville TN 37212

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 30th day of November, 2023.

Salvatore Raineri By Ryan Dieck Attorney-in-fact
Salvatore Raineri
By: Ryan Dieck, Attorney in Fact

Evelyn Raineri By Ryan Dieck Attorney-in-fact
Evelyn Raineri
By: Ryan Dieck, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Salvatore Raineri and Evelyn Raineri and that he is authorized by Salvatore Raineri and Evelyn Raineri to execute this instrument on their behalf.

WITNESS my hand, at office, this 30th day of November, 2023.

Notary Public

My Commission Expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024