Karen Johnson Davidson County
Batch# 1088784 DEEDWARR
01/05/2024 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20240105-0001118

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF ~~DECEMBER~~, 2023.
Jan 4 jp

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES JUNE 23, 2026

T-KW-23-309-306

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jefferson Triozzi	New Owner	
(NAME)	(NAME)	**093-06-1D-306.00-CO**
309 Church St. Unit #306		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JONATHAN TORRENS, A MARRIED MAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFERSON TRIOZZI,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 306, The Banner Exchange Lofts of The Banner Block Condominiums, as established under Master Deed of record in Instrument No. 20050527-0060419, amended in Instrument No. 20050927-0115946, Instrument 20060728-0091581, Instrument 20060731-00092812, Instrument 20060907-0110529, Instrument No. 20061013-0127441 and Instrument 20061027-0133858, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more Complete description.

Being the same property conveyed to Jonathan Torrens, a married man by Warranty Deed from Gypsy Corset, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170316-0025772 Register's Office for Davidson County, Tennessee, dated March 13, 2017 and recorded on March 16, 2017.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for the year 2024 and thereafter, not yet due and payable.
- Subject to all matters shown on the Site Plan attached as Exhibit F to the Master Deed of record in Instrument Number 20050527-0060419, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 200407080081245 and Termination of Horizontal Property Regime and Cancellation of Master Deed recorded in Instrument No. 20050527-0060418 and Instrument No. 20050527-0060419, amended in Instrument 20050927-0115946, Instrument No. 20060728-0091581, Instrument No. 20060731-0092812, Instrument No. 20060907-0110529, Instrument No. 20061013-0127441, Instrument No. 20061027-0133858 and Instrument No. 20180315-0024341, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Subject to Capitol Mall Redevelopment Plan containing Restrictive Covenants of record in Book 9208, Page 613, amended in Instrument No. 20020626-0076795, in the Register's Office for Davidson County, Tennessee.
- Agreement involving the East Wall of the land in question as set forth in the Deed from Jere Baxter to Baxter Court of record in Book 148, Page 264, in the Register's Office for Davidson County, Tennessee.
- Charter of The Exchange Lofts Condominium Association, Inc. of record in Instrument Number 20041001-0118481, Instrument No. 20050607-0064900, amended in Instrument No. 20050511-0053156, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **309 Church St. Unit #306, Nashville, Tennessee 37201**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 22nd DAY OF DECEMBER, 2023.

Jonathan Torrens by Margaret Means, Attorney in Fact 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, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JONATHAN TORRENS, and who acknowledged he/she/they executed the same as the free act and deed of the said JONATHAN TORRENS.

Witness my hand and official seal, this the 22nd of December, 2023.

Notary Public
My Commission Expires: 03/09/2027
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Dec 22, 23 (date of document).

Jennifer L. Pennell

Jan 5, 23

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 5 day of Jan, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

