WARRANTY DEED

Karen Johnson Davidson County
Batch# 1097526 DEEDWARR
02/02/2024 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20240202-0007536

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-P-23-99A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$625,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 9-8-2025

(AFFIX SEAL)

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)
Elyse Frances Stompanato and Anthony Joseph Maffesoli	Ross Mortgage Company	
(NAME) **99 A Evelyn Drive**	(NAME) 2075 West Big Beaver Road, Suite 700	**119-02-0B-002.00-CO**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS) Troy, MI 48084	
(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, **MT RENTAL PROPERTIES LLC, A LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELYSE FRANCES STOMPANATO, AN UNMARRIED WOMAN, AND ANTHONY JOSEPH MAFFESOLI, AN UNMARRIED MAN,** 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, described as being Unit No. 2 of Rose and Evelyn Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for Rose Evelyn Homes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 201912230131944, as amended in Instrument No. 202008130090425, 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 Rose Evelyn Homes contained in said Declaration the Plat file and Exhibit "B" to said Declaration appearing in Instrument No. 201912230131944 and By-Laws appended there to as Exhibit "C" said Register's Office are incorporated hereby and made a part of the same as though copied herein for a more complete identification and description.

Being part of the same property conveyed to MT Rental Properties LLC, a Limited Liability Company by Warranty deed from Rose Evelyn Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20211001-0132567 Register's Office for Davidson County, Tennessee, dated September 28, 2021 and recorded on October 01, 2021.

This conveyance is subject to:
- Taxes for the year 2024 and sbusequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 142, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Instrument Number 201905310052135, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Rose and Evelyn Homes, a Horizontal Property Regime with Private Elements with By-Laws appended thereto, of record in Instrument Number 20191223-0131944, as amended in Instrument Number 20200813-0090425, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Rose and Evelyn Homes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20191223-0131944, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication for Public Right-of-Way of record in Instrument Number 20191203-0124339, in the Register's Office of Davidson County, Tennessee.
- Declaration of Restrictions of Covenants for Stormwater Facilities and Systems of record in Instrument Number 20181119-0113807, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **99 A Evelyn Drive, Nashville, Tennessee 37210**.

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 1st DAY OF FEBRUARY, 2024**.**

MT **Rental Properties LLC**

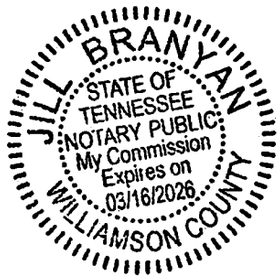
BY: _____
Servio T. Arias
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SERVIO T. ARIAS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of MT RENTAL PROPERTIES LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand **and** official seal, this **the** 1st of February, 2024.

_____
Notary Public
My Commission Expires: 03.16.26
(SEAL)



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

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on February 1, 2024.

Signature 02/01/2024

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 1st day of February, 2024.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY