WARRANTY DEED

Karen Johnson
Batch # 1102317
02/20/2024 10:37 AM
Fees: $18.00 Taxes: $1,036.00

Davidson County
DEEDWARR
3 pgs

20240220-0011276

B-ELAM-24-600-103

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
Patricia A. Grod **M. Lorraine H. Grod and John Grod, Trustees of The Grod Family Trust dated May 8, 2020**	**Guaranteed Rate, Inc.**	
(NAME) **600 E Trinity Lane #103**	(NAME) **1806 W. Cuyler Ave, Ste 1W**	**072-05-0O-019.00-CO**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) **Chicago, IL 60613**	
(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, **SYDNEY CANTALUPO, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATRICIA A GROD, A SINGLE WOMAN, AS TO AN 50% UNDIVIDED INTEREST, AND M. LORRAINE H. GROD AKA MARIA GROD AKA LORRAINE GROD AND JOHN GROD AKA JOHANN GROD, TRUSTEES OF THE GROD FAMILY TRUST DATED MAY 8, 2020, AS TO AN 50% UNDIVIDED INTEREST,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No 103A, High View Flats, as established under Master Declaration of record in Instrument No. 20200922-0108662, and Declaration for High View Flats of record in Instrument No. 20201216-0148644, as being amended at Instrument No. 20210204-0016515, Instrument No. 20220105-0002261, and Instrument No. 20230406-0025207 and Instrument No. 20230614-0045438, in the Register's Office Davidson County, Tennessee, to which Master Declaration reference is hereby made for a more particular description of said unit being depicted on Exhibit "B" to said Declaration, together with an undivided interest in the common elements as shown on said master deed.

Being a portion of the same property conveyed to High View Flats, LLC, A Tennessee Limited Liability Company by Warranty Deed from LVH, LLC, a Tennessee limited liability company of record in Instrument No. 20200923-0109430 Register's Office for Davidson County, Tennessee, dated September 23, 2020 and recorded on September 23, 2020 and Scrivener' s Affidavit Recorded on May 3, 2021 and Instrument No, 20210503-0058959.

Being the same property conveyed to Sydney Cantalupo, an unmarried woman by Warranty Deed from High View Flats, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20230627-0048920 Register's Office for Davidson County, Tennessee, dated June 22, 2023 and recorded on June 27, 2023.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **600 E Trinity Lane #103, Nashville, Tennessee 37207**.

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 14thDAY OF FEBRUARY, 2024.

Sydney Cantalupo

Sydney Cantalupo

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SYDNEY CANTALUPO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of February, 2024.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

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

Tennessee Certification of Electronic Document

I, John Heaves, 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 02/14/2024 (date of document).

Affiant Signature

2/15/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7/9/24

NOTARY'S SEAL

