Karen Johnson Davidson County
Batch# 1112970 DEEDWARR
03/20/2024 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $3,663.00
20240320-0019172

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $990,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

BS-RH-24-1644

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)
Kayla Decriscio and Joseph Schlesinger	**PenFed Credit Union**	
(NAME)	(NAME)	**072-10-4S-002.00-CO**
1644 Northview Ave	**P.O. Box 679260**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Dallas, TX 75267-9260**	
(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, **ROCK HOME, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAYLA DECRISCIO AND JOSEPH SCHLESINGER, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** 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 B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Sixteen-Fourtytwo Northview Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210326-0040135 being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to New Level, LLC, a Tennessee Limited Liability Company by Warranty Deed from Tonya Holmes Horton and Dora Anita Holmes and Montez Holmes and David T. Miller, Jr. and Regina Vaughn (Guardian for Rico Dywaun Holmes, a minor) and Belinda Wright and Timothy Holmes and Jameice Holmes and Joi Holmes, of record in Instrument No. 20170419-0038190 Register's Office for Davidson County, Tennessee, dated April 13, 2017 and recorded on April 19, 2017.

Being a portion of the same property conveyed to Rock Home, LLC by Quitclaim deed from New Level, LLC of record in Instrument No. 20200127-0009798 Register's Office for Davidson County, Tennessee, dated January 15, 2020 and recorded on January 27, 2020.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 33, 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 20210326 0040135, Register's Office for Davidson County, Tennessee,
- Charter of record in Instrument Number 20210419-0052304, 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1644 Northview Ave, Nashville, Tennessee 37216**.

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 18th DAY OF MARCH, 2024.

Rock Home, LLC

BY: _____

Michael Matthews
Authorized Agent

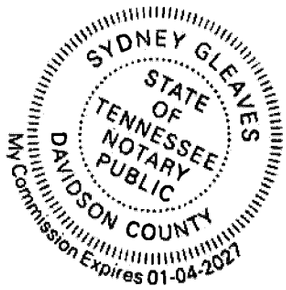
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL MATTHEWS, 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 AUTHORIZED AGENT of ROCK HOME, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th of March, 2024.

_____

Notary Public
My Commission Expires: _____
(SEAL)



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

Certificate of Authenticity

I, Adde Dilworth, 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 **March 18, 2024**.

Date

Affiant Signature

March 18, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18** day of **March**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025