Karen Johnson Davidson County
Batch# 1117383 DEEDWARR
04/02/2024 02:29:30 PM 5 pgs
Fees: $28.00 Taxes: $1,794.50
20240402-0023079

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38112-03-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $485,000.00. Affiant Subscribed and sworn to before me this 1st day of April, 2024. Notary Public My Commission Expires: 1-19-25

SHEILA K. REBURN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Daniel Tassone 3743 Green Ridge Rd Furlong, PA 18925	New owner	Map and Parcel No.: 105091H07700CO

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, **Tamara Ann Evans, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel Tassone, a married man, and Jean Tassone, his wife** ("Grantees"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1900 12th Avenue South #511, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 30th day of March, 2024.

Tamara Ann Evans

STATE OFCALIFORNIA

COUNTY OF Los Angeles

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

Witness my hand, at office, this 30th day of March, 2024.

Notary Public

My Commission Expires:

See Attached
California-Compliant
Notarial Certificate
Signed by Alex A. Allen

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 03.30.2024 before me, Alex A. Allen, a notary public, personally appeared Tamara Ann Evans,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Alex A. Allen

(Notary Public's Signature)

ALEX A. ALLEN
Notary Public - California
Los Angeles County
Commission # 2464715
My Comm. Expires Oct 12, 2027

(Notary Public's Seal)

CA Civil Code § 1189

Optional Information About The Document This Notarial Certificate Is Attached To And Made A Part Of:

Title or Type: Warranty Deed (TN)

Date: ———

Number of Pages: 2 (two)

Additional Notes: Pages are unnumbered. AA

Optional Information About The Notary Public:

Name: Alex A. Allen
State of Commission: California
Commission Number: 2464715
Commission Expires: October 12, 2027
Primary County: Los Angeles
Mailing Address: 530 South Lake Avenue, #715, Pasadena, California 91101, USA
Email Address: alex@alexthenotary.com
Phone Number: (626) 808-3030

★★★

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 511, together with the appurtenant interest in the common elements of The Chelsea Condominiums, a condominium established by Master Deed in Instrument No. 20181119-0113627, amended in Instrument No. 20181128-0116220 and Instrument No. 20190226-0017434, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to David Woodson Evans and Tamara Ann Evans, husban and wife, by deed dated March 18, 2020 from Mainland Belmont, LLC, a Tennessee limited liability company, of record in Instrument No. 20200319-0030433, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 28, 2023 of record in Instrument No. 20231229-0100232, Register's Office for Davidson County, Tennessee, David Woodson Evans conveyed his interest in subject property to Tamara Ann Evans.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive Covenants contained in an instrument of record in Book 5691, page 766, Register's Office for Davidson County, Tennessee.
3. Restrictions in the Urban Renewal Project of record in Book 4220, page 723, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Chelsea Condominiums, of record in Instrument No. 20181119-0113627, amended in Instrument No. 20181128-0116220, and Instrument No. 20190226-0017434, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Condominium Act of 2008, T.C.A. 66-27-201, et seq.
6. All matters appearing on the Plan of record as Book 332, page 65 and Book 4715, page 50, Register's Office for Davidson County, Tennessee.
7. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems in Instrument No. 20150723-0072512, Register's Office for Davidson County, Tennessee.
8. Public Street ROW and Pedestrian Access Easement of record in Instrument No. 20151216-0126629, Register's Office for Davidson County, Tennessee.
9. Grant of Easement to Comcast of Nashville of record in Instrument No. 20180207-0012292, Register's Office for Davidson County, Tennessee.
10. Lease Agreement dated July 26, 2017 amended August 19, 2018 by and between Mainland Berlmont, LLC and Sit Back Host, LLC including rights of tenant and occupants pursuant to said lease and subleases.
11. Subject to rights of others in and to the common areas and/or elements.

Tennessee Certification of Electronic Document

I, Sheila Reburn, 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 4-1-24 (date of document).

Sheila Reburn
Affiant Signature

4-2-24
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 2nd day of April, 2024

Notary's Signature

MY COMMISSION EXPIRES: 6-20-2027

NOTARY'S SEAL

TREESE EPPERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD