Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

**NEW OWNER:**
**DAVID MORTELLARO**
**1057 B EAST TRINITY LANE**
**NASHVILLE, TN 37216**

**SEND TAX BILLS TO:**

NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
**FILE NO: 24-0234**

**Map & Parcel**
072063S002.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch # 1122181 **DEEDWARR**
04/12/2024 10:22:43 AM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20240412-0026113

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Nine Hundred Ninety-Nine Thousand Nine Hundred Ninety-Nine and 00/100 Dollars ($999,999.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GUARDIAN HOLDINGS KY, LLC,** a Kentucky limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **DAVID MORTELLARO and SHERRI MORTELLARO, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. B, as established by Declaration of Covenants, Conditions, and Restrictions for HOMES AT 1057 E TRINITY LANE, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20211029-0145450, as amended in Instrument No. 20220207-0013614, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B," to which declaration specific reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property co-owners and tenants of HOMES AT 1057 E TRINITY LANE, A Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20211029-0145450, as amended in Instrument No. 20220207-0013614, and Bylaws appended thereto as Exhibit "C", Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof of the same as though copied herein for a more complete identification and description of said unit.

Being a portion of the same property conveyed to GUARDIAN HOLDINGS KY, LLC, a Kentucky limited liability company, by Warranty Deed from Southgate Development, LLC, a Tennessee limited liability company, dated December 30, 2021, and of record in Instrument No. 20220105-0002159, Register's Office for DAVIDSON County, Tennessee.

THIS IS IMPROVED PROPERTY which has the address of **1057 B EAST TRINITY LANE, NASHVILLE, TN 37216**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20211029-0145450, as amended in Instrument No. 20220207-0013614, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 3rd day of April, 2024.

GUARDIAN HOLDINGS KY, LLC

By: _____
JOE A. OWEN
Its: PRESIDENT

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JOE A. OWEN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **PRESIDENT** of **GUARDIAN HOLDINGS KY, LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 3rd day of April, 2024.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

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The actual consideration or value, whichever is greater, for this transfer is **$999,999.00.**

AFFIANT

Sworn to and subscribed to before me this 3rd day of April, 2024.

NOTARY PUBLIC

My commission expires: _____

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025