WARRANTY DEED

Karen Johnson Davidson County
Batch # 1134563 DEEDWARR
05/14/2024 11:29:49 AM 2 pgs
Fees: $13.00 Taxes: $467.13

20240514-0035564

G-MCP-24-370-A22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,250.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/06/2026
DAVIDSON COUNTY

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)
M. Jonathon Loffi and Rebekah Loffi	**Same as New Owner**	
(NAME)	(NAME)	**147 03 0B 112.00**
P.O. Box 21		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37024		
(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, **CHRIS CAPITANI, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **M. JONATHON LOFFI AND REBEKAH LOFFI, HUSBAND AND WIFE,** 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 tract of Land in Davidson County, Tennessee, Unit No. A-22 of Southern Hills Condominium Created under Title 56, Chapter 27, Section 101, Et Seq., as Amended, Tennessee Code Annotated and as Established by a Master Deed of Record in Book 6594, Page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of said Master deed. reference is hereby made to the Plat of Southern Hills Condominium as Set Forth in Exhibit A-2 of said Master deed for a more complete description of such unit.

Being the same property conveyed to Chris Capitani by Special Warranty Deed from Union Planters Mortgage, Inc., a Mississippi Corporation f/k/a Union Planters PMAC, Inc. of record as Instrument No. 20031029-0159040 in the Register's Office for Davidson County, Tennessee, dated October 22, 2003 and recorded on October 29, 2003.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- HOA Charter of record in Book 6576 Page 69 in the Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions and easements contained in the Master Deed of record in Book 6594 Page 502; as amended in Book 7044 Page 209 in the Register's Office for Davidson County, Tennessee.
- Terms, conditions, provisions, restrictions and easements contained in Book 6695 Page 22 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: **370 Wallace Rd #A22 , Nashville, Tennessee 37211**.

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 10th DAY OF MAY, 2024.

Chris Capitani

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRIS CAPITANI, 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 10 of May, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

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