Karen Johnson Davidson County
Batch# 1143138 DEEDWARR
06/04/2024 02:17:30 PM 4 pgs
Fees: $23.00 Taxes: $647.50
20240604-0041756

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2024

Notary Public

MY COMMISSION EXPIRES: 9/7/2024
(AFFIX SEAL)

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. SG-24-6815

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Financial, LLC	New Owners	
(NAME)	(NAME)	
2051 Nashboro Boulevard	828 Royal Pkwy #204	135-12-0A-024.00-CO 135-12-0A-074.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashmile TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Nancy J. Santoro, Successor Trustee of The Carmelo J. Santoro and Nancy J. Santoro Family Trust**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Music City Financial, LLC, a Texas limited liability company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 2051 and Garage Unit No. 2051-G of Master Plot Plan for Nashboro Village Twelve Condominium, a Condominium Development established to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Nashboro Village Twelve Condominiums of record, in Book 4827, Page 30 as amended in Instrument No. 20090603-0051209, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; together with a percentage interest in the common elements and voting percentage as set forth in "Exhibit B" to said Master Deed.

Being the same property conveyed to Carmelo Santoro and wife, Nancy Santoro by Warranty Deed from Christian David Holland, a married man of record in Instrument No. 20191210-0127270 Register's Office for Davidson County, Tennessee, dated December 6, 2019 and recorded on December 10, 2019.

Being the same property conveyed to The Carmelo J. Santoro and Nancy J. Santoro Family Trust by Quitclaim Deed from Carmelo Santoro and wife, Nancy Santoro of record in Instrument No. 20200618-0064001 Register's Office for Davidson County, Tennessee, dated May 27, 2020 and recorded on June 18, 2020.

*** The said Carmelo J. Santoro, having since died on April 17, 2023, leaving Nancy J. Santoro as the Sole Successor Trustee of The Carmelo J. Santoro and Nancy J. Santoro Family Trust.**

This is property more commonly known as 2051 Nashboro Boulevard, Nashville, TN 37217.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 29 day of May, 2024.

The Carmelo J. Santoro and Nancy J. Santoro Family Trust

By: _____
Nancy J. Santoro, Succesor Trustee

STATE OF _____
COUNTY OF _____

On this ___ day of May, 2024, personally appeared before me, the undersigned, a Notary Public for said county and state, the within named Nancy J. Santoro, as Sucessor Trustee of The Carmelo J. Santoro and Nancy J. Santoro Family Trust with whom I am personally acquainted (or proved to me on the basis of satsifactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ____ day of May, 2024.

See attached

_____
Notary Signature
My commission expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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 San Diego)

On May 29, 2024 before me, Carole Elizabeth Ahmadi, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Nancy J. Santoro
Name(s) of Signer(s)

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.

CAROLE ELIZABETH AHMADI
COMM. # 2447374
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Comm. Exp. MAY 26, 2027

Signature Carole Elizabeth Ahmadi
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed Document Date: 5/29/24
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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Certificate of Authenticity

I, Holly A. Mason, 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 May 31, 2024.

Affiant Signature

5/31/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31 day of May, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

