Prepared By and Return to:
Authority Title and Escrow
745 S Church St Ste 407
Murfreesboro, TN 37130

File Number: TN-24-2031

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of June, 2024.

Notary Public
My Commission Expires: 6/22/26

MELANIE HARPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 1151718 DEEDWARR
06/27/2024 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240627-0048351

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Roland Cozzolino	New Owner	093-06-1C-106-00.CO
372 Willis Ave		
Mineola, NY 11501		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Clayton Taylor, married**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Roland Cozzolino**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Unit No. FU-2103, of Cumberland Penthouses, a Condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20050405-0037081, Register's Office for Davidson County, Tennessee, as amended and restated by Amended and Restated Master Deed of record in Instrument Number 20050527-0060253, Instrument No. 20090320-0025437 and Instrument No. 20120820-0074399, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clayton Taylor by Special Warranty deed from Cumberland Penthouses, LLC, a Tennessee limited liability company of record in Instrument No. 20050826-0102020 Register's Office for Davidson County, Tennessee, dated August 19, 2005 and recorded on August 26, 2005. The subject property is neither the principle residence of Grantor nor his spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 555 Church Street #2103, Nashville, TN 37219.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 24th day of June, 2024.

Clayton Taylor

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Clayton Taylor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 24th day of June, 2024.

Notary Public at Large
My Commission Expires: 2/22/25



Tennessee Certification of Electronic Document

I, Katelyn Seng, 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 6/24/24 (date of document).

Affiant Signature

6/27/24
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 27 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 4/22/26

NOTARY'S SEAL

