Karen Johnson
Batch # 1158600
07/16/2024 02:36:03 PM
Fees: $13.00 Taxes: $1,110.00
Davidson County
DEEDWARR
2 pgs
20240716-0053498

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-TAG-24-2935-29

Prepared By ~~& Return To:~~
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-3261

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 12th day of July, 2024

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Christopher James Cupero 2935 Winterberry Drive, #29 Nashville, TN 37207	Silverton Mortgage 1201 Peachtree St NE 2050 Atlanta, GA 30361	050 02 0D 021.00

WARRANTY DEED

FOR AND IN 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,

Paul A. Nadela, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher James Cupero, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 21 on the Plan of Thornton Grove Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, filed as Exhibit to and established by First Supplement and Amendment to the Declaration of Covenants, Conditions, and Restrictions for Thorton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development (Horizontal Property Regime with Private Elements) (Annexing Phase 1B & 1C), of record in Instrument No. 20201209-0143747, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes to Paul A. Nadela, unmarried, recorded February 1, 2022, as Instrument No. 20220201-0011582 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $275,660.00.

Commonly Known As: 2935 Winterberry Drive, #29, Nashville,, TN 37207

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2935 Winterberry Drive, #29, Nashville, TN 37207

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 so 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.

Dated this the 12th day of July, 2024.

Paul A. Nadela

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of July, 2024, before me personally appeared Paul A. Nadela, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of July, 2024.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY