THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240748226** Karen Johnson Davidson County Batch# 1166275 DEEDWARR 08/05/2024 09:07:30 AM 3 pgs Fees: $18.00 Taxes: $2,212.60 20240805-0059201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $598,000.00. Affiant Subscribed and sworn to before me, this 1st day of August, 2024. Notary Public My Commission Expires: 4/23/2025

Crystal Johnson
State of Tennessee
Notary Public
Sumner County

WARRANTY DEED

Address New Owner: Davis Da Ponte 2030 Edison Park Lane Nashville TN 37209	Send Tax Bills To: ~~New Owner~~ Bank of Tennessee PO Box 4980 Johnson City, TN 37602	Tax Information: Tax Parcel ID No. 091-02-4W-049.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth Veronica Janosek, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Davis Da Ponte, unmarried man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No 49, on the Plan of Edison Park Nashville, A Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20190508-0043217, amended in Instrument 20190524-00449673 and Instrument 20210618-0082869, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.
Being a portion of the same property conveyed to Toll Southeast LP Company, INC., a Delaware Corporation by Warranty Deed from Thrive California, LLC, a Delaware limited liability Company of record in Instrument No. 20200214-0016898, Register's Office for Davidson County, Tennessee, dated February 12, 2020 and recorded on February 14, 2020 and Scrivener's Affidavit recorded in Instrument No. 20200724-0081425 and Deed of Correction recorded in Instrument No. 20210525-0070384 and Scrivener's Affidavit recorded Instrument No. 20220111-003126.
Being the same property conveyed to Elizabeth Veronica Pangia, An unmarried Woman by Warranty Deed from Toll Southeast LP Company, INC., A Delaware Corporation of record in Instrument No. 20221007-0110781 Register's Office for Davidson County, Tennessee, dated October 7, 2022 and recorded on October 7, 2022.

Elizabeth Veronica Pangia having since married and is now known as Elizabeth Veronica Janosek.

Adam Janosek joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190509-0043217, amended in Instrument No. 20190524-0049673, Instrument No. 20210618-

0082869 and Instrument No. 20221020-0114277, Register's Office for Davidson County, Tennessee.

Charter for Edison Park Nashville Owners Association, Inc of record in Instrument Number 20190508-0043216, in the Register's Office for Davidson County, Tennessee.

HOA Common Elements deed of record in Instrument Number 20221213-0129227, in the Register's Office for Davidson County, Tennessee.

Easement and Conditions contained in Metro Ordinances of record in Book 54, Page 345, and Book 85, Page 801, Book BL2008, Page 261, in the Register's Office for Davidson County, Tennessee.

Assignment and Assumption of Declarants Rights of record in Instrument Number 20200214-0016899, in the Register's Office for Davidson County, Tennessee.

Restriction for Strom Water Facilities and Systems of record in Instrument Number 20190711-0067539, in the Register's Office for Davidson County, Tennessee.

Easement to Comcast Cable Communications Management of record in Instrument Number 20200310-0026747, in the Register's Office for Davidson County, Tennessee.

Sanitary Sewer and/or Storm Drainage Easement of record in Book 5010, Page 359, Book 5010, Page 636 and Book 5010, Page 421, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 2030 Edison Park Lane Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of August, 2024.

Elizabeth Veronica Janosek

Adam Janosek

STATE OF Washington)

COUNTY OF King)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth Veronica Janosek and Adam Janosek, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~1st day of August~~ 31st of July, 2024.

Notary Public

My Commission Expires: 08/05/26

Notary Public
State of Washington
JEANNINE MARIE SHAW
LICENSE # 22029980
MY COMMISSION EXPIRES
AUGUST 5, 2026

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 8/1/2024 (date of document).

Affiant Signature

8/2/2024
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 2 day of Aug, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee Notary Public
Sumner County

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