THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240848497

Karen Johnson
Batch # 1176435
09/03/2024 02:40:56 PM
Fees: $18.00 Taxes: $1,461.50

Davidson County
DEEDWARR
3 pgs

20240903-0067756

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $395,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of August, 2024.

Notary Public
My Commission Expires: 5/8/28

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bowling Avenue, LLC 4535 Harding Pk #309 Nashville TN 37205	New Owner	Tax Parcel ID No. 104-13-0D-008.00-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, **Theresa M. Costonis, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bowling Avenue, LLC, a Tennessee Limited Liability Company**, ("Grantee"), its 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 D - 2 as shown on the map entitled Bellwood Terrace Condominiums, of record in Plat Book 5200, pages 568-569, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to THERESA M. COSTONIS, UNMARRIED, by deed from DOLORES CHARBONEAU, UNMARRIED, of record in Instrument No. 20151005-0100811, dated September 30, 2015, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 104-13-0D-008.00-CO.

Matters shown on the Plan of record in Plat Book 5200, pages 568-589, said Register's Office.

Master Deed of record in Book 6100, page 177 and in Instrument No. 19991213-0302356, said Register's Office.

This is improved property located at 442 Bowling Avenue Nashville TN 37205

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-SPP-24-442

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of August, 2024.

Theresa M. Costonis

STATE OF _____)

COUNTY OF _____)

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

Witness my hand, at office, this 30th day of August, 2024.

_____
Notary Public

My Commission Expires: _____

ALL-PURPOSE ACKNOWLEDGMENT

State of New York

County of Tompkins

On 8-29-2024 (DATE) before me, Christa Jean Centolella (NAME OF NOTARY PUBLIC)

personally appeared Theresa M. Costanis (NAME(S) OF SIGNER(S)),

☐ personally known to me **OR** ☒ 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), an 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.

CHRISTA JEAN CENTOLELLA
Notary Public - State of New York
NO. 01CE0001321
Qualified in Cayuga County
My Commission Expires Feb 13, 2027

WITNESS my hand and official seal.

Place Notary Seal or Stamp Here

Christa Jean Centolella
SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed
TITLE OR TYPE OF DOCUMENT

2
NUMBER OF PAGES

8-29-2024
DATE OF DOCUMENT

Chapman + Rosenthal T. The Inc (Rep.)
SIGNER(S) OTHER THAN NAMED ABOVE