Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-4525

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $691,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 4 day of October, 2024

Notary Public

Commission Expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

Karen Johnson Davidson County
Batch# 1189927 DEEDWARR
10/04/2024 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,556.70
20241004-0077252

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kathryn A. Murnane 1428-A Riverside Drive Nashville, TN 37206	New Owner	072154B00100CO

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,
Kristie Lynne Passalacqua and German B. Silva, Jr., wife and husband, as tenants by the entireties
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Kathryn A. Murnane, unmarried
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:

Unit No. A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1428 Riverside Drive Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20170616-0060746, being shown on Plat attached thereto as Exhibit "D", Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed by Warranty Deed from Daniel Blake Sifuentes 50% interest; Craig Morgan Dowling, 25% interest and Steven Marc Brakman 25% interest to Kristie Lynne Passalacqua, married, recorded August 10, 2018, as Instrument No. 20180810-0078898 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $435,000.00.

BEING the same property conveyed by Quit Claim Deed from Kristie Lynne Passalacqua, a married woman, joined by her spouse, German B. Silva, Jr. to Kristie Lynne Passalacqua and German B. Silva, Jr., wife and husband, as tenants by the entireties, recorded November 19, 2020, as Instrument No. 20201119-0136419 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $0.00.

Commonly Known As: 1428 Riverside Drive #A, Nashville, TN 37206

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: 1428-A Riverside Drive, Nashville, TN 37206

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 02 day of October, 2024.

Kristie Lynne Passalacqua Silva

German B. Silva, Jr.

STATE OF California
COUNTY OF San Mateo

On this 02 day of October, 2024, before me personally appeared Kristie Lynne Passalacqua Silva and German B. Silva Jr., 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 02 day of October, 2024.

Notary Signature Tifini Vega
My commission expires: 01-23-2027

TIFINI VEGA
COMM # 2435582
Santa Clara County
California Notary Public
Comm Exp Jan. 23, 2027

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Oct 2, 24 (date of document).

Jennifer L. Pennell

Oct 4, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 4 day of Oct, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

