THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 38319 Karen Johnson Davidson County Batch# 1193677 DEEDWARR 10/15/2024 12:58:30 PM 3 pgs Fees: $18.00 Taxes: $1,535.50 20241015-0079903	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $415,000.00. Affiant Subscribed and sworn to before me this 15th day of October, 2024. Notary Public My Commission Expires: 9-7-2028 BARBARA A. MCGINTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Marioly Perez 320 Old Hickory Blvd, #2819 Nashville, TN 37221	Send Tax Bills To: New Owner	Tax Information: Map and Parcel No.: 128120A16200CO

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, Elia C. Dimitri and wife, Candace Love Dimitri, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Marioly Perez, a single woman ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as:

LAND in Davidson County, Tennessee being Unit No. 2819, Building No. 4 on the Plan of a Horizontal Property Regime, Section 4, Phase 1- C, Eagle Ridge at the Reserve, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 30 to the Master Deed of record in Instrument No. 20040716-0084974, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Elia C. Dimitri and wife, Candace Love Dimitri by deed of Eagle Ridge at the Reserve, LLC, a Tennessee Limited Liability Company, dated December 13, 2005, and recorded December 16, 2005, in Instrument No. 20051216-0151184 in the Recorder's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Elia C. Dimitri and Candace Love Dimitri pursuant to a Limited Power of Attorney executed by them on the 16th day of September, 2024, of record in Instrument No. 202410150079902, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements, and planning documents of record.

This is improved property located at 320 Old Hickory Blvd, #2819, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set forth herein. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set forth herein.

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 the 15th day of October, 2024.

Elia C. Dimitri by _____ atty in Fact

Elia C. Dimitri, by George E. Mudter, Jr., his attorney-in-fact

Candace Love Dimitri by _____ atty in Fact

Candace Love Dimitri, by George E. Mudter, Jr., her attorney-in-fact

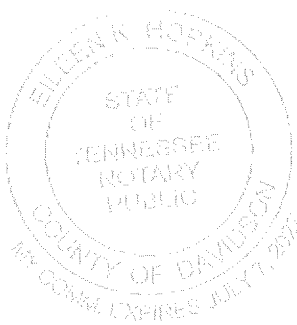
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George E. Mudter, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Elia C. Dimitri and Candance Love Dimitri, and he is authorized by Elia C. Dimitri and Candance Love Dimitri to execute this instrument on their behalf.

Witness my hand, at office, this 15th day of October, 2024.

_____
Notary Public

My Commission Expires:



Certificate of Authenticity

I, Barbara McGinty, 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 10-15-2024.

Date

Affiant Signature

10-15-2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of October, 2024.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. JUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY