Karen Johnson Davidson County
Batch# 1207590 DEEDWARR
11/21/2024 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20241121-0091048

# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 day of November, 2024

Notary Public

MY COMMISSION EXPIRES: 9/15/27
(AFFIX SEAL)

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:**
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S).: |
|---|---|---|
| Anthony Scarpaci and Lawrence Scarpaci and Donna Scarpaci | New Owner | 82-13-E-316.00 |
| (NAME) | (NAME) | |
| 817 3rd Avenue North, Unit 316 | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37201 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20241934 |

For and 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, **Tabitha A. Scott, a single woman,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Anthony Scarpaci, a single man, and Lawrence Scarpaci and Donna Scarpaci, husband and wife, as joint tenants with right of survivorship**, 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. :

Certain real property situate in Davidson County, Tennessee and described as follows:

Being Unit No. 316, together with storage space no. 3D, with all rights and appurtenances thereto belonging as set out in the Master Deed of District Lofts, a Condominium Development of record as Instrument No. 20080104-0001256, as amended by surveyors certificate of correction of record in Instrument No. 20080111-003637 as amended in Instrument No. 20080609-0059308 Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Unit No. 316 is assigned parking space 33 as shown on the plan of the parking space assignment as of record in Instrument No. 20080609-0059308, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Tabitha A. Scott, a single woman, by Warranty Deed from Jake H. Linkous and Blair Linkous, husband and wife, dated 08/21/2019, and filed of record in Instrument No. 20190822-0084316, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of District Lofts and filed of record in Instrument No. 20080104-0001256 as amended in Instrument Nos. 20080111-0003637 and 20080609-0059308, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 12 day of November 2024.

Tabitha A. Scott

STATE OF RI )
County OF Providence )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Tabitha A. Scott, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 of November, 2024.

Notary Public
My Commission Expires: 4-5-25

Vernon S. Lawrence
Notary Public
State of Rhode Island
ID# 55166
Commission Expires 4-5-25

# Certificate of Authenticity

I, Joshua A. Terry, 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 11/12/24.

Affiant Signature – Joshua A. Terry

11/18/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/18/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27