Karen Johnson Davidson County
Batch# 1212668 DEEDWARR
12/04/2024 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $3,219.00
20241204-0094308

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $870,000.00 Affiant Subscribed and sworn to before me, this 22 day of NOVEMBER 2024. Notary Public My Commission Expires: 11/2/26

WARRANTY DEED

Address New Owner: Michael Casutto 2211 Summitt Avenue Unit B, Nashville, TN 37218	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 070-09-3G-002-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RANDELL JAMES CHERRY, JR.**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MICHAEL CASUTTO, UNMARRIED,** ("Grantee"), Grantee's 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 B Homes, at 2211 Summit Avenue, a Horizontal Property Regime with Private Elements as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for Homes at 2211 Summit Avenue, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-101, et seq., of record in Instrument No. 20220418-0044385, Register's Office for Davidson County, Tennessee, and By-Laws appended thereto as Exhibit "C", said Register's Office are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Declaration.

Being the same property conveyed to Apex Builders, LLC, a Tennessee limited liability company from Shawn Rohan, by Warranty Deed dated June 30, 2021 and of record in Instrument No, 20210803-0104131 in the Office of the Davidson County Register of Deeds.

Being the same property conveyed to Randell James Cherry, Jr. by Deed dated July 17, 2023 from Apex Builders, LLC, a Tennessee Limited Liability Company, recorded July 18, 2023, in Instrument Number 202307180055000, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **2211 Summitt Avenue Unit B, Nashville, TN 37218**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 22nd day of November, 2024.

RANDELL JAMES CHERRY, JR.

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RANDELL JAMES CHERRY, JR.**, 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 and official seal at office this 22nd day of November, 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 11/22/2024 ~~(date of document)~~.

Affiant Signature

11/22/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of November, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

