WARRANTY DEED

Karen Johnson Davidson County
Batch# 1220132 DEEDWARR
12/26/2024 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20241226-0099989

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 03/28/28
(AFFIX SEAL)

MACKENZIE REINACHER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Massimiliano Bencini	United Wholesale Mortgage	Parcel ID: 105 16 0B 229.00
(NAME)	(NAME)	
2197 Nolensville Pike, #229	585 South Boulevard E	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lee Sopczak, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Massimiliano Bencini, an unmarried man**, 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:

Land in Davidson County, Tennessee, being Unit No. 229, Building No. B2, as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Park at Melrose Heights, a Condominium Development of record under Instrument No. 20140903-0080570, First Amendment in Instrument No. 20150211-0012545, and Second Amendment in Instrument No. 20150223-0015231, and Third Amendment in Instrument No. 20160524-0051837, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions and Restrictions. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as shown on Exhibit "D" to the First Amendment of the Declarations of record under Instrument No. 20150211-0012545, and Second Amendment in Instrument No. 20150223-0015231, and Third Amendment in Instrument No. 20160524-0051837, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Lee Sopczak, a single man from Vaughn A. Thada, a single man by Warranty Deed dated February 2, 2021 and recorded on February 3, 2021 in Instrument No. 20210203-0015896, Register's Office of Davidson County, Tennessee. See Scrivener's Affidavit recorded on August 28, 2023 in Instrument No. 20230828-0066912 to correct the grantee name.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2197 Nolensville Pike, #229, Nashville, TN 37211

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 do 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.

Witness our hands this 23rd day of December, 2024

Lee Sopczak

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Lee Sopczak, a single man, 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, this the 23rd day of December, 2024.

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 12/23/2024 (date of document).

Affiant Signature

12/23/2024

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 23rd day of December, 2024.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY