Name and Address of New Owner:
Salvatore Francis Cafiero
420 Elysian Fields Road, C8
Nashville, TN 37211

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1232525 DEEDWARR
01/31/2025 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $699.30
20250131-0007393

Map & Parcel No: **133-14-0A-048.00-CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kelly B. McCombs and Patrick M. McCombs, wife and husband,** "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Salvatore Francis Cafiero, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain condominium located in Davidson County, Tennessee, being Unit No. C-8 of The Village At Grassmere f/k/a Oakcrest Condominiums, a Condominium Development establishment pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Village At Grassmere f/k/a Oakcrest Condominiums of record in Book 5884, Page 960, as amended and restated in Book 9559, Page 939, Instrument No. 20041102-0131823, Instrument No. 20060630-0078687, and further amended and restated in Instrument No. 20070301-0025595, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted in Plat Book 5200, page 413, in said Register's Office to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "A-l" to said Master Deed.

Being the same property conveyed to Kelly B. McCombs and Patrick M. McCombs, wife and husband, by Warranty Deed from Nina Agnes Warrick, an unmarried woman, of record in Instrument No. 20200928-0111335 Register's Office for Davidson County, Tennessee, dated September 03, 2020 and recorded on September 28, 2020.

Scrivener's Affidavit recorded on January 29, 2025, of record in Instrument No. 20250129-0006880 to correct the legal desription from Instrument No. 20060630-00786787 to Instrument No 20060630-0078687 in the prior deed, Register's Office for Davidson County, Tennessee.

Being improved property known as **420 Elysian Fields Road, C8, Nashville, TN 37211**.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE

INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 30th day of January, 2025.

_____(SEAL)
Patrick M. McCombs

_____(SEAL)
Kelly B. McCombs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Patrick M. McCombs and Kelly B. McCombs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

STEVEN P. DISSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and seal this 30th day of January, 2025.

_____
Notary Public
My commission expires: 3/3/26

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $189,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
30th day of January, 2025.

_____
Notary Public
My commission expires: 5-9-26
File No. GNT-25-3799

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 1-30-25.

Affiant Signature

1-30-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 25 day of January, 2025.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON