WARRANTY DEED

File No. CR-24-8471

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of February, 2025

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Annette Caparos, Trustee of Annette Caparos Revocable Trust dated June 18, 2009	New Owner	
(NAME)	(NAME)	092-12-4A-095.00-CO
1616 West End Avenue, Unit 2302	(ADDRESS)	
(ADDRESS)		
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Nancy J. Santoro, a single woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Annette Caparos, Trustee of Annette Caparos Revocable Trust dated June 18, 2009,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit 2302, as established in Declaration of Covenants, Conditions and Restrictions for The Residences at Broadwest, a condominium, a Horizontal Property Regime with Private Elements of record at Instrument No 20201123-0137217 amended in Instrument No. 20210817-0111256, Instrument No. 20220201-0011431 and Instrument Number 20220615-0068119, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dean Paul Rieger and Cheryl G. Rieger, Trustees of Dean & Cheryl Rieger Living Trust Dated October 28, 2016 by Special Warranty Deed from 1600 West End Avenue Partners LLC, a Tennessee limited liability company of record in Instrument No. 20220413-0043015, Register's Office for Davidson County, Tennessee, dated April 5, 2022 and recorded on April 13, 2022.

Being the same property conveyed to Nancy J. Santoro, a single woman by Warranty Deed from Dean and Cheryl G. Rieger, Trustees of Dean and Cheryl Rieger Living Trust Dated October 28, 2016 of record in Instrument No. 20230712-0053398 Register's Office for Davidson County, Tennessee, dated July 07, 2023 and recorded on July 12, 2023.

This is property more commonly known as 1616 West End Avenue, Unit 2302, Nashville, TN 37203.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch # 1235317 DEEDWARR
02/07/2025 01:23:16 PM 2 pgs
Fees: $13.00 Taxes: $8,140.00

20250207-0009559

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 my/our hand this 5th day of February, 2025.

Nancy J. Santoro

Nancy J. Santoro

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On this 5 day of February, 2025, before me personally appeared Nancy J. Santoro, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5 day of February, 2025.

Notary Signature
My commission expires: 8/9/25

MGC1 LAURENS WILLIAM YOUMANS IV
COMM. # 2365985
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
COMM. EXPIRES AUG. 9, 2025 MGC1