THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250149735**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $312,000.00. Affiant Subscribed and sworn to before me, this 6th day of February, 2025. Notary Public My Commission Expires: 10-25-26

Karen Johnson Davidson County
Batch# 1236514 DEEDWARR
02/12/2025 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,154.40
20250212-0010625

MEGAN CRAWFORD NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY

WARRANTY DEED

Address New Owner: John Scarlatos and Kimberly Scarlatos 41 Sunflower Ridge Rd South Setauket, NY 11720	Send Tax Bills To: Rocket Mortgage, LLC PO BOX 6577 Carol Stream, IL 60197	Tax Information: Tax Parcel ID No. 072 05 0O 086.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cassine Real Estate, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Scarlatos and Kimberly Scarlatos, married to each other** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 402B, HIGH VIEW, as established under Master Declaration of record in Instrument No. 20200922-0108662, and Declaration for HIGH VIEW FLATS of record in Instrument No. 20201216-0148644, as amended in Instrument Nos. 20210204-0016515, 20220105-0002261, 20230406-0025207 and 20230614-0045438, in the Register's Office of Davidson County, Tennessee, to which master declaration reference is hereby made for a more particular description of said unit being depicted on Exhibit "B" to said Declaration, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Cassine Real Estate, LLC, A Tennessee Limited Liability Company, by Warranty Deed from High View Flats, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20231106-0086580, in the Register's Office of Davidson County, Tennessee, dated November 01, 2023 and recorded on November 06, 2023.

Being a part of the same property conveyed to High View Flats LLC, a Tennessee limited liability company, by Warranty Deed from LVH, LLC, a Tennessee limited liability company, of record in Instrument No. 20200923-0109430 (as corrected by Scrivener's Affidavit recorded in Instrument No. 20210503-0058959), in the Register's Office of Davidson County, Tennessee, dated September 23, 2020 and recorded on September 23, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Walnut Grove Subdivision of Lot No. 5, Stull Tract, as recorded in Plat Book 332, Page 34.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing High View Condominium of record in Instrument No. 20200922-0108662; also subject to easements, rights and interests 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 building thereon.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing High View Condominium of record in Instrument No. 20201216-0148644, as amended in Instrument Nos. 20210204-0016515, 20220105-0002261, 20230406-0025207 and 20230614-0045438; also subject to easements, rights and interests 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 building thereon. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Instrument No. 20200910-0103453.

Easement for Water Tank Drain Line and Appurtenances, recorded in Book 5559, Page 569.

Easement for Permanent and Right of Way for Street Purposes and Right of Entry for Temporary Construction Purposes, recorded in Book 8463, Page 305.

Easement for Water Mains, Pumps, Appurtenances, recorded in Instrument Nos. 20201102-0127506 and 20210209-0018510.

Easement for Permanent Shared Access, recorded in Instrument No. 20231218-0097261.

Easement recorded in Book 4103, Page 745 and Instrument No. 20210526-0071168.

Agreement for Dedication of Public Right of Way as set forth in instrument recorded in Instrument No. 20201117-0135238.

This is improved property located at 2900 Edwin Way #402 Nashville TN 37207

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 6th day of February, 2025.

Cassine Real Estate, LLC

By: Jonathan Harris, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Jonathan Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Cassine Real Estate, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 6th day of February, 2025.

Notary Public
My Commission Expires: _____

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2026

True Copy Certification

I, Yvette Meldrum, 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 February 6, 2025

Signature
February 6, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this February 6, 2025

Notary's Signature

My Commission Expires: 10-25-26

