WARRANTY DEED

Karen Johnson
Batch # 1242267
02/28/2025 03 10 56 PM
Fees $13 00 Taxes $1,110 00

Davidson County
DEEDWARR
2 pgs

20250228-0015218

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES 05/08/28

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Gerard Cella	**NEW OWNER**	
(NAME)	(NAME)	**104-06-0A-069 00-CO**
PO Box 161		
(ADDRESS)	(ADDRESS)	
Sparta, NJ 07871		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CALVIN P. LEWIS AND WIFE, MARY M. LEWIS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GERARD CELLA,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 708 on the Plan of Continental Condominiums of record in Plat Book 5200, Page 399, as amended in Book 6135, Page 788 and Book 6435, Page 549, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Calvin P Lewis and wife, Mary M Lewis by Warranty Deed from Keith P Barksdale, executor of the estate of Josephine Andrews Barksdale of record in Instrument No 20170628-0064908 Register's Office for Davidson County, Tennessee, dated June 23, 2017 and recorded on June 28, 2017

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- All matters shown on the Plan of record in Book 5200, Pages 399 through 401, inclusive, as amended in Book 6135, Page 788 and further amended in Book 6435, Page 549, Register's Office for Davidson County, Tennessee
- All matters shown on the Plan of record in Book 6900, Page 43, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Book 5862, Page 589, amended in Book 6135, Page 788, Book 6435, Page 549 and Book 7475, Page 137, Register's Office for Davidson County, Tennessee
- By-Laws of record in Book 5862, Page 589 (starting on page 626), in the Register's Office for Davidson County, Tennessee
- Charter for HOA of record in Book 5864, Page 834, in the Register's Office for Davidson County, Tennessee
- Resolution of record in Book 7461, Page 217 and Instrument No 20051024-0128399 and Instrument No 20160108-0001989, in the Register's Office for Davidson County, Tennessee
- Overhang Easement of record in Book 4825, Page 592, in the Register's Office for Davidson County, Tennessee
- Memorandum of Agreement between Continental Homeowners' Association, Inc and Nextel South Corp of record in Instrument Number 20010514-0049446, in the Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 6464, Page 679, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **3415 West End Ave #708, Nashville, Tennessee 37203**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 26th DAY OF FEBRUARY, 2025

Calvin P Lewis

Mary M Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CALVIN P LEWIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 26th of February, 2025

Notary Public
My Commission Expires 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY M LEWIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 26th of February, 2025

Notary Public
My Commission Expires 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212