BOX 10-A

# WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE
NASHVILLE, TN 37215

Karen Johnson
Batch # 1258387
04/14/2025 09 37 36 AM
Fees $13 00 Taxes $1,230 00

Davidson County
DEEDWARR
2 pgs

20250414-0027822

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,432.36

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF April, 2025.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

CHRISTINA HIGGINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| 1125 10th #215 Title Holding Trust | NEW OWNER | |
| (NAME) | (NAME) | 081-16-2B-215.00-CO |
| 39 Halsey Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Old Greenwich, CT 06870 | | |
| (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, **MELISSA RAFALKO AND WILLIAM RAFALKO, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM RUSSELL BENNETT, TRUSTEE OF THE 1125 10TH #215 TITLE HOLDING TRUST,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Being land in Davidson County, Tennessee, being Unit No. 215, of Ludlow Flats, a Condominium Development established 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 Declaration of Covenants, Conditions and Restrictions establishing Ludlow Flats, of record in Instrument Number 20190918-0094881, and amended in Instrument Number 20191009-0103618, Instrument Number 20191011-0104471 and by First Amendment to Declaration recorded as Instrument No. 20201208-0142244; Second Amendment to Declaration recorded as Instrument No. 20210412-0048609; Third Amendment to Declaration recorded as Instrument No. 20210427-0056048, and Fourth Amendment to Declaration recorded as Instrument No. 20210607-0075890, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements 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.**

**Being the same property conveyed to Melissa Rafalko and William Rafalko, wife and husband, by Warranty Deed from Flats, LLC, a Tennessee limited liability company, of record in Instrument No. 20210929-0131167 Register's Office for Davidson County, Tennessee, dated September 28, 2021.**

**The New Owner is assuming the mortgage recorded in Instrument No. 20210929-0131168, Register's Office of Davidson County, Tennessee.*

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

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unimproved
This is improved x property, known as 1125 10th Avenue North, #215, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 9th day of April, 2025

Melissa Rafalko
MELISSA RAFALKO

William Rafalko
WILLIAM RAFALKO

STATE OF ~~TENNESSEE~~ mH Pennsylvania
COUNTY OF ~~DAVIDSON~~ mH Philadelphia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melissa Rafalko and William Rafalko, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of April, 2025.

Commission expires: 6/24/26

Mark W. Hamilton
Notary Public

Commonwealth of Pennsylvania - Notary Seal
MARK W. HAMILTON, Notary Public
Philadelphia County
My Commission Expires June 24, 2026
Commission Number 1224629

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