RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

Karen Johnson
Batch # 1270397
05/08/2025 09 47 38 AM
Fees $13 00 Taxes $1,628 00
20250508-0036012

Davidson County
DEEDWARR
2 pgs

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $440,000 00

Tracy Perry
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 7TH DAY OF MAY, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-8-27

THIS INSTRUMENT PREPARED BY /~~RETURN TO~~:
Jim R Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 25-3385LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Angelle Richard Rosata	owner	
1015 Fatherland St Unit 301		083 13 0B 301 00
Nashville, TN 37206		

FOR AND IN 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, WE,

JENNIFER HOUSE, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANGELLE R. ROSATA , a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Located in the County of Davidson, State of Tennessee, to-wit

Land in Davidson County, Tennessee, being Unit Number 301, with a street address of 1015 Fatherland Street, Nashville, TN 37206, as shown on the Revised Condominium Plat which is attached to the Second Amendment to the Master Deed of 37206 Building of record as Instrument No 20061023-0131425 as re-recorded in Instrument No 20061101-0135575 and subject to all terms and conditions of the Master Deed of record in Instrument No 20051006-0120763, as amended, all of the Register's Office for Davidson County, Tennessee, to which plat reference is made for location of the above referenced unit

Being the same property conveyed to Jennifer House, by Warranty Deed from IMR Properties LLC, a New Jersey limited liability company dated November 30, 2022, and recorded December 5, 2022, of record in Instrument No 20221205-0126795, in the Register's Office for Davidson County, Tennessee

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record

6 Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable

7 (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records, (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records

8 Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1

9 Master Deed recorded in Instrument No 20051006-0120763 (By-Laws shown as Exhibit "B"). Amendments recorded in Instrument Nos 20051027-0129747, 20061023-0131425 (Re-recorded at 20061101-0135575, 20061113-0140782), 20070112-0005378, and 20140117-0004964, of the Public Records of Davidson County, Tennessee

10 Charter for 37206 Building Condominium Homeowners Association recorded in Instrument No 20061109-0139403, of the Public Records of Davidson County, Tennessee

11 As to all Restrictions set forth above, the following is added but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s) (a) is/are exempt under Chapter 42, Section 3607 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons

12 Easement recorded in Instrument No 20051117-0139055, of the Public Records of Davidson County, Tennessee

13 Stormwater Detention Agreement recorded in Instrument No 20051114-0136915, of the Public Records of Davidson County, Tennessee

14 Application to Combine Parcels recorded in Instrument No 20050906-0106833, of the Public Records of Davidson County, Tennessee

15 Rights of adjoining owners to party wall(s) located partly on the Land

16 Subject to rights of others in and to the common areas and/or elements

This is improved property known as 1015 Fatherland St Unit 301, Nashville, TN 37206

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 7th day of May, 2025

Jennifer House

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JENNIFER HOUSE, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at Franklin, Tennessee, this 7th day of May, 2025

Notary Public

My Commission Expires

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY