THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38664-05-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $155,000.00. Affiant Subscribed and sworn to before me this 16th day of May, 2025. Notary Public My Commission Expires: 1/30/27

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner: Joseph A. Varano, Trustee 6680 Charlotte Pike C-4 Nashville, TN 37209	**Send Tax Bills To:** **Joseph A. Varano** **5444 Wakefield Dr. N** **Greenwood, IN 46142**	**Tax Information:** Map and Parcel No.: 102070A02500CO

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, **Robert Holland and Helen Holland, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Joseph A. Varano, Trustee of Varano Family Irrevocable Trust dated October 31, 2018** ("Grantee"), his successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6680 Charlotte Pike C-4, Nashville, TN 37209.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 1274399 DEEDWARR
05/19/2025 09:42:30 AM 4 pgs
Fees: $23.00 Taxes: $573.50
20250519-0039081

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of May, 2025.

Robert Holland

Helen Holland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Holland and Helen Holland, 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, at office, this 16th day of May, 2025.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. C-4 on the Plan of West Meade Condominium n/k/a The Avenue Nashville West, Inc., of record in Plat Book 5200, page 430, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of West Meade Condominium n/k/a The Avenue Nashville West, Inc., a horizontal property regime established by Master Deed of record in Book 5923, page 704, amended in Book 6277, page 653, Book 7333, pages 415 and 418, Instrument No. 20120724-0065040 and Scrivener's Affidavit in Instrument No. 20120817-0074026, said Register's Office.

Being the same property conveyed to Robert Holland and Helen Holland, husband and wife, by deed dated January 6, 2017 from Shawn F. Meehan, married and Eric D. Glasser, unmarried of record in Instrument No. 20170110-0002668, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2025, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 102070A02500CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for West Meade Condominium n/k/a The Avenue Nashville West, Inc., of record in Book 5923, page 704, amended in Book 6277, page 653, Book 7333, pages 415 and 418, Instrument No. 20120724-0065040, and Scrivener's Affidavit of record in Instrument No. 20120817-0074026, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 5200, page 430, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 4470, page 92, Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4520, page 836, Register's Office for Davidson County, Tennessee.
7. Easement for ingress and egress of record in Book 4265, page 587, Register's Office for Davidson County, Tennessee.
8. Recreational Easement of record in Book 4552, page 507, Register's Office for Davidson County, Tennessee.
9. Easement for Encroachment of record in Book 6561, page 90, Register's Office for Davidson County, Tennessee.
10. Easement for water mains and appurtenances of record in Book 8808, page 872, Register's Office for Davidson County, Tennessee.
11. Subject to rights of others in and to the common areas and/or elements.
12. Rights of adjoining owners in and to the use of party walls located partly upon insured premises and partly upon adjoining premises.

Certificate of Authenticity

I, Krystal Schuster, 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 5/16/25.

Date

Affiant Signature

5/16/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 day of May, 2025.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27
Date

Notary's Seal (if on paper)