ıren Johnson
Batch # 1275997
05/21/2025 10 14 15 AM
Fees $18 00 Taxes $2,549 30

Davidson County
DEEDWARR
3 pgs

20250521-0039942

WARRANTY DEED

RETURN TO: Matt McDonald
Virtue Closing Services
5865 Ridgeway Ctr Pkwy #220
Memphis, TN 38120
File No. 25-2049-TN

STATE OF Tennessee
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $689,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF May, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LAURA DELONY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 02-12-2028

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Barbara Devivo and Joseph Devivo	New Owner	
(NAME) 700 Brass Lantern Place	(NAME)	093061C12600CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(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, **Peter J. Baltus, as Trustee of The Peter J Baltus Trust of 2016, dated March 16, 2016**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Devivo and Barbara Devivo, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real Property in Davidson County, Tennessee, being Unit No. FU-2304, together with the appurtenant interest in the common elements of Cumberland Penthouses, a Condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20050405-0037081, Register's Office for Davidson County, Tennessee, as amended and restated by Amended and Restated Master Deed, of record as Instrument No. 20050527-0060253, said Register's Office, said Unit being depicted on the Condominium Plat attached as Exhibit C to the aforementioned Master Deed, as amended and restated.

Being the same property conveyed to Peter J. Baltus, Trustee of the Peter J. Baltus Trust of 2016 dated March 16, 2016, by virtue of that certain Warranty Deed dated May 13, 2021, and being of record at Instrument No. 20210517-0065940 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 555 Church St Unit #2304 Nashville, TN 37219
(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 15th day of May, 2025.

The Peter J Baltus Trust of 2016, dated March 16, 2016

Peter J. Baltus, Trustee

Peter J. Baltus, Trustee

STATE OF Tennessee
COUNTY OF Rutherford

Appeared via audio/video communication before me, the undersigned authority, a Notary Public for said county and State, Peter J. Baltus, 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 Trustee of The Peter J Baltus Trust of 2016, dated March 16, 2016 , the within named bargainor, a Trust, and that as such trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

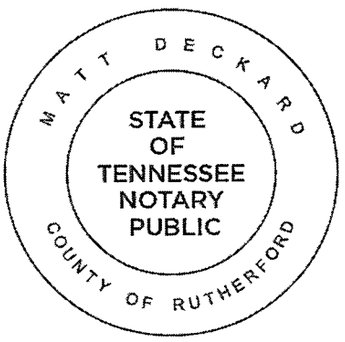
WITNESS my hand and official seal at office this 15th day of May, 2025.

Matt Deckard

Notary Public

Notarized online using audio-video communication

My Commission Expires. 05/16/2027



Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, Matthew T. McDonald, 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

May 15, 2025
Date

Affiant Signature

5-20-25
Date

State of Tennessee
County of Shelby

Sworn to and subscribed before me this 20th day of May, 2025.

Laura Delony
Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

