Karen Johnson Davidson County
Batch # 1289173 DEEDWARR
06/24/2025 10.30 38 AM 2 pgs
Fees $13 00 Taxes $1,265 40
20250624-0049572

Warranty Deed

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $342,000 00 Affiant Subscribed and sworn to before me, this the 23rd day of June, 2025 Notary Public My commission expires My Commission Expires May 20, 2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers
Anna Colamarino	SWBC Mortgage Corp	131-01-0D-157 00-CO
5025 Hillsboro Pike #18L	9311 San Pedro Ave Suite 100	
Nashville, TN 37215	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHARLES OERTLI AND JENNIFER NOVOTNY NKA JENNIFER OERTLI, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANNA COLAMARINO, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 157 , also known as Unit 18-L, on the Horizontal Property Regime for Georgetown Apartments Condominium, as recorded in the Master Deed of record in Plat Book 5211, page 325 and as amended in Book 5616, page 133, Book 6079, page 516 and Instrument No. 20120731-0067332, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Georgetown Apartments Condominiums, as of record in Book 5200, Page 4, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Charles Oertli and Jennifer Novotny, both unmarried by Warranty Deed from Mina Kadivar, unmarried of record in Instrument No. 20210616-0080899 Register's Office for Davidson County, Tennessee, dated June 04, 2021 and recorded on June 16, 2021. Jennifer Novotny being now known as Jennifer Oertli.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5025 Hillsboro Pike #18L, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of June, 2025.

Charles Oertli

Jennifer Oertli

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Charles Oertli and Jennifer Oertli, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of June, 2025

Notary Public

My Commission Expires. 09/07/26

HAYLIE HAWKINS
TENNESSEE NOTARY PUBLIC
My Comm Exp 09/07/2026
COUNTY OF DAVIDSON