Karen Johnson Davidson County
Batch# 1302084 DEEDWARR
07/25/2025 11:20:30 AM 4 pgs
Fees: $23.00 Taxes: $1,865.54
20250725-0058933

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $504,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/2/26 (AFFIX SEAL)

CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Y-BR-25-211

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dino Elefante and Coni Elefante	**New Owners**	
(NAME) **211 A South 11th Street**	(NAME) **723 Watson Branch Dr**	**083-13-0C-019.00-CO**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Franklin TN 37064**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL W BRESNAN AND MARY ANN SHERRY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DINO ELEFANTE AND CONI ELEFANTE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 211-A, on the Plan of MC3, 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 Master Deed establishing MC3 of record in Instrument No. 20070628-0077498, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration 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; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Michael W. Bresnan and Mary Ann Sherry, husband and wife by Warranty Deed from Elaina S. Al-Nimri, unmarried, and Walid O. Al-Nimri and Joyce M. Al-Nimri, husband and wife of record in Instrument No. 20190426-0038709 Register's Office for Davidson County, Tennessee, dated April 26, 2019 and recorded on April 26, 2019.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 147, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Book 2, page 43, of the Chancery Court at Nashville.
- Master Deed establishing a Horizontal Property Regime of MC3, a Condominium Development of record in Instrument Number 20070628-0077498, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit "A" to the aforementioned Master Deed of record in Instrument Number 20070628-0077498, Register's Office for Davidson County, Tennessee.
- By-Laws of MC3 Homeowners' Association, Inc., attached as Exhibit "B" to the aforementioned Master Deed of record in Instrument Number 20070628-0077498, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20041001-0118907 as re-recorded in Instrument No. 20050315-0028365 in the Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20070713-0083561, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenance of record in Instrument Number 20070713-0083681, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **211 A South 11th Street, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 24th DAY OF JULY, 2025.

Michael W. Bresnan

Michael W Bresnan

Mary Ann Sherry

Mary Ann Sherry

STATE OF New York
COUNTY OF Clinton

Personally appeared before me via audio-video communication, the undersigned, a Notary Public in and for said County and State, MICHAEL W BRESNAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of July, 2025.

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

STATE OF New York
COUNTY OF Clinton

Personally appeared before me via audio-video communication, the undersigned, a Notary Public in and for said County and State, MARY ANN SHERRY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of July, 2025.

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Stephanie Woodall, 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 07/24/2025 (date of document).

Stephanie Woodall
Affiant Signature

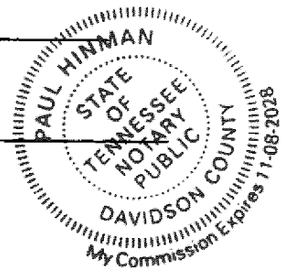
Date 07/24/2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24th day of July, 2025.

Notary's Signature

My Commission Expires:



Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **7/25/2025** (date of document).

Affiant Signature

7/25/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **25** day of **July**, **2025**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

