Karen Johnson Davidson County
Batch# 1305800 DEEDWARR
08/04/2025 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20250804-0061561

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**800 Crescent Centre Drive, Suite 140**<br>**Franklin, TN 37067**<br><br>**CRT File No. 250450824**<br><br>MY COMMISSION EXPIRES:<br>02-24-26 | STATE OF TENNESSEE )<br>COUNTY OF ~~DAVIDSON~~ Rutherford ) AV<br>The actual consideration or value, whichever is greater, for this transfer is: $230,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 31st day of July, 2025.<br><br>Notary Public<br>My Commission Expires: |

NOTT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Francesca Nazzarena Mallia and Maurice Mallia<br>2025 Woodmont Blvd, 241<br>Nashville TN 37215 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>117 11 0J 241.00 |

**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, **Jeffery Brooks Templeton, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Francesca Nazzarena Mallia and Maurice Mallia, wife and husband**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 241, of THE HILLMONT CONDOMINIUMS, 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 THE HILLMONT CONDOMINIUMS of record in Instrument No. 20040209-0015685, re-recorded in Instrument No. 20040212-0017074, amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, 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 Exhibit C-1 and C-135 to 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 Jeffery Brooks Templeton, a married man, by Warranty Deed from Monika M. Roske, an unmarried woman, of record in Instrument No. 20210521-0069688, in the Register's Office of Davidson County, Tennessee, dated May 20, 2021 and recorded on May 21, 2021.

Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE HILLMONT CONDOMINIUMS of record in Instrument No. 20040209-0015685, re-recorded in Instrument No. 20040212-0017074 and as amended in Instrument Nos. 20050404-0036415 and 20050512-0053861; also subject to easements, rights and interests 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 building thereon.

Easement recorded in Instrument No. 20110930-0075711.

Right of Entry Agreement as set forth in instrument recorded in Book 9921, Page 620.
This is improved property located at 2025 Woodmont Blvd, 241 Nashville TN 37215

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantors warrant that this instrument is effective as of the 31st day of July, 2025.

Jeffery Brooks Templeton

STATE OF ~~TENNESSEE~~ North Carolina )
COUNTY OF ~~DAVIDSON~~ Watauga )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffery Brooks Templeton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2025.

Notary Public
My Commission Expires: 5/26/2027

ROBBIN L TRICE
North Carolina Notary Public
Avery County
Commission Expires May 26, 2027

Certificate of Authenticity

I, Amanda Mayner, 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

**July 31, 2025**.

Date

Affiant Signature

**August 4, 2025**

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **4** day of **August**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON