WARRANTY DEED

Karen Johnson
Batch # 1311778
08/19/2025 02 47 12 PM
Fees $18 00 Taxes $1,271 88

Davidson County
DEEDWARR
3 pgs

20250819-0066336

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $343,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF AUGUST, 2025

Notary Public

MY COMMISSION EXPIRES 05/08/28

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

G-I-25-1900

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)
Anna Katherine Maloney and Luca Bonini	NEW OWNER	
(NAME) **1900 Richard Jones Road #X2**	(NAME)	**117-15-0A-002.00-CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(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 J. BISSIRI AND DIANA M. BISSIRI, CO-TRUSTEES OF THE MICHAEL J. BISSIRI AND DIANA M. BISSIRI FAMILY TRUST U/A/D JULY 08,2003, AMENDED AND REINSTATED ON JUNE 29, 2021,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANNA KATHERINE MALONEY AND LUCA BONINI, WIFE AND HUSBAND,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. TH-A-2 of Green Hills Terrace Condominium Apartments, 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 Green Hills Terrace of record in Book 5304, Page 702, as amended in Book 7841, page 557 and Book 9830, page 181, Register's Office for Davidson County, Tennessee, and shown on the Plan of record in Plat Book 5200, page 64, 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, together with a percentage interest in the common elements and voting percentage as set forth in Exhibit C to said Master Deed.

Being the same property conveyed to Michael J. Bissiri, and Diana M. Bissiri, Co-Trustees of the Michael J Bissiri and Diana M. Bissiri Family Trust u/a/d July 08, 2003 by Warranty Deed from Robert A McDowell, Jr of record in Instrument No. 20140618-0052973 Register's Office for Davidson County, Tennessee, dated June 16, 2014 and recorded on June 18, 2014.

This conveyance is subject to:

- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 64, Register's Office for Davidson County, Tennessee.
- The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof, also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of The Green Hills Terrace, and recorded in Book 5304, page 702 as amended in Book 7841, page 557 , Register's Office for Davidson County, Tennessee
- Easement in Warren P. Gray, Trustee of record in Book 4317, Page 162, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Lease of record in Book 7523, Page 260, in the Register's Office for Davidson County, Tennessee.
- Amendment to By-Laws of record in Book 9830, Page 181 and By-Laws Book 5304, Page 745, in the

Register's Office for Davidson County, Tennessee.
• Restrictions of record in Book 11362, Page 463, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement in favor of Green Hills Terrace Homeowners Association of record in Instrument Number 20110930-0075704, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement in favor of Green Hills Terrace Homeowners Association of record in Instrument Number 20150814-0081514, in the Register's Office for Davidson County, Tennessee.
• Maintenance Agreement of record in Book 7658, Page 278, in the Register's Office for Davidson County, Tennessee.
• Easement in favor of M. C. Morris and Sidney Averbuch, of Nashville, Tennessee of record in Book 4320, Page 896, in the Register's Office for Davidson County, Tennessee.
• Easement in favor of Metropolitan Government of Nashville of record in Book 3879, Page 569, 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 **1900 Richard Jones Road #X2, Nashville, Tennessee 37215**.

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 18th DAY OF AUGUST, 2025.

Michael J. Bissiri and Diana M. Bissiri Family Trust u/a/d July 08, 2003, amended and reinstated on June 29, 2021

BY: _____
Michael J. Bissiri
Co-Trustee

BY: Diana M. Bissiri
Diana M Bissiri
Co-Trustee

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL J BISSIRI, CO-TRUSTEE of MICHAEL J. BISSIRI AND DIANA M. BISSIRI FAMILY TRUST U/A/D JULY 08, 2003, AMENDED AND REINSTATED ON JUNE 29, 2021, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the ~~21st~~ 18th of August, 2025.

_____
Notary Public
My Commission Expires 04/26/2027
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DIANA M BISSIRI, CO-TRUSTEE of MICHAEL J. BISSIRI AND DIANA M. BISSIRI FAMILY TRUST U/A/D JULY 08, 2003, AMENDED AND REINSTATED ON JUNE 29, 2021, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the ~~21st~~ 18th of August, 2025.

_____
Notary Public
My Commission Expires: 04/26/2027
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 August 18, 2025

Affiant Signature August 18, 2025

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 19th day of August, 2025

Notary's Signature

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028