# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1320878 DEEDWARR
09/11/2025 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20250911-0072488

File #25-TL-2025-308

(SEAL)
JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF September, 2025.

Notary Public
MY COMMISSION EXPIRES:

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO**
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Capucine Monk** | **New Owner** | |
| (NAME) | (NAME) | **117 11 0J 308.00** |
| **2529 Hobbs Road** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37215** | | |
| (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,

**JASON SEINFELD AND ANDREA SMITH, A MARRIED COUPLE,**

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

**CAPUCINE MONK, A SINGLE PERSON,**

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. 308, together with the appurtenance interest in the common elements of THE HILLMONT CONDOMINIUMS, a horizontal property regime established by Master Deed, of record in Instrument No. 20040209-0015685, re-recorded in Instrument No. 20040212-0017074, amended in Instrument No. 20050404-0036415 and in Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Jason Seinfeld, unmarried man, by Warranty Deed from Matthew A. Saggio, married, of record in Instrument No. 20211008-0135296, in the Register's Office of Davidson County, Tennessee, dated October 04, 2021 and recorded on October 08, 2021.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* 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 as Instrument No. 20040212-0017074, as amended in Instrument No. 20050404-0036415 and Instrument No. 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.ge)
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2025 Woodmont Boulevard, Unit 308, Nashville, TN 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 8th day of September, 2025.

Jason Seinfeld

Andrea Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of September, 2025, before me personally appeared Jason Seinfeld, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of September, 2025.

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

On this 8th day of September, 2025, before me personally appeared Andrea Smith, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of September, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

**True Copy Certification**

I, **Tammy Carney,** 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 this the 8th day of September, 2025.

Affiant Signature
Date 9.8.25

State of TENNESSEE
County of DAVIDSON

JR

Sworn to and subscribed before me this the 08 day of September, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027