WARRANTY DEED

Karen Johnson
Batch # 1325740
09/23/2025 10 05 32 AM
Fees $13 00 Taxes $887 96

Davidson County
DEEDWARR
2 pgs

20250923-0075807

CANDIS A THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2029

B-RR-25-2258-40

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,990 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF SEPTEMBER, 2025

Notary Public

MY COMMISSION EXPIRES 1-22-29
(AFFIX SEAL)

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)
John Anthony Rotella and Lucretia DiMartino-Rotella	**New Owner**	
(NAME)	(NAME)	**095-03-0A-040.00-CO**
28 Loch Lane		
(ADDRESS)	(ADDRESS)	
Ledgewood, NJ 07852		
(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, **SAMUEL A. DOUTHIT, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN ANTHONY ROTELLA AND LUCRETIA DIMARTINO-ROTELLA, MARRIED,** 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 40 of Magnolia Square 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 Magnolia Square Condominiums, of record in Book 6685, Page 253, 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, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Master Deed.

Being the same property conveyed to Samuel A Douthit, single by Warranty Deed from Donald Wayne Shockney, Jr , single of record in Instrument No 20230321-0020252 Register's Office for Davidson County, Tennessee, dated March 17, 2023 and recorded on March 21, 2023

This conveyance is subject to·
• Taxes for the year 2025, and subsequent years
• All matters shown on the Plan attached as Exhibit B to the Master Deed of Magnolia Square Condominiums of record in Book 6685, page 275, Register's Office for Davidson County, Tennessee
• All matters shown on the Plan of record in Book 5200, page 702, Register's Office for Davidson County, Tennessee.
• Covenants, Conditions and Restrictions of record in Book 6685, Page 253, Book 8145, page 401 and Book 10320, page 582 and Instrument No. 20130227-0019654, Register's Office for Davidson County, Tennessee.
• By-Laws appended to Master Deed in Book 6685, page 277, Register's Office for Davidson County, Tennessee
• Charter of HOA in Book 6684, page 626, Register's Office for Davidson County, Tennessee
• Magnolia Square Condominiums Association Rules and Regulations in Instrument 200607250089316, Register's Office for Davidson County, Tennessee
• Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4925, Page 59, in the Register's Office for Davidson County, Tennessee.
• Storm Water Detention Agreement of record in Book 6139, Page 518, 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· **2258 Lebanon Pike Unit 40, Nashville, Tennessee 37214**.

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 19 DAY OF SEPTEMBER, 2025

Samuel A Douthit

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAMUEL A DOUTHIT, 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 19th of September, 2025.

Notary Public
My Commission Expires:
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

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