Karen Johnson Davidson County
Batch# 1426979 DEEDWARR
06/01/2026 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20260601-0049228

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64482
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Rita Montesi Art Baerlin 330 Chimney Hill Nashville, TN 37221	NEW OWNER

TAX MAP PARCEL NUMBERS: CO142080B10

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$340,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Justin William Carell, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rita Montesi, and Art Baerlin, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 107 of Coronada Town Home Condominiums, Phase IV, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 217, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Justin William Carell, an unmarried man, by Warranty deed from Donald M. Nelson as Successor Trustee of the Richard T. Nelson Revocable Trust, dated June 9, 2021 and recorded on June 10, 2021, of record in Inst. No. 20210610-0078593, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan of record in Book 5200, page 217, said Register's Office, shows an owner's certificate, minimum building set back lines and easements to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 4901, page 679; Book 4901, page 702; Book 5522, page 675; Book 5869, page 269; and, Instrument No. 20100304-0016850, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Easement Lease to Bell South Mobility of record in Book 9045, page 954, said Register's Office. Easement to Comcast of Nashville, LLC, of record in Instrument No. 20130118-0006281, said Register's Office. Easement for sanitary sewers to Harpeth Valley Utility District of record in Book 4788, page 761; and, Book 4816, page 965, said Register's Office. Memorandum of Lease Agreement to New Cingular Wireless PLS, LLC, of record in Instrument No. 20100330-0023625, said Register's Office. Memorandum of Lease Agreement to STC Five, LLC, of record in Instrument No. 20100419-0029232, said Register's Office. Memorandum of Lease Agreement to Crown Castle GT Company, LLC, of record in Instrument No. 20100419-0029233, said Register's Office. Charter of Coronada Condominium Association, Inc., of record in Book 4902, page 938, amended in Book 6132, page 118; and, Book 7694, page 733, said Register's Office.

This is improved property, known as 330 Chimney Hill, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of May, 2026.

Justin William Carell

Justin William Carell

State of Tennessee

County of Davidson

On this 19th day of May, 2026, before me the undersigned authority, personally appeared Justin William Carell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

My Commission Expires: _____

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $340,000.00.

Affiant

Sworn and subscribed before me this 29th day of May, 2026.

My Commission Expires: 11-5-29

Notary

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Tracey Perry, 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 is a true and correct copy of the original document executed and authenticated according to law on May 29, 2026

Tracey Perry
Signature

Date: 6-1-26

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this the 1st day of June, 2026

Notary Public

My commission Expires: _____

SEAL

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028