CASH DEED FOR TENNESSEE

Bill Garrett Davidson County
Batch# 121058 DEEDWARR
07/26/2018 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $166.50
20180726-0072876

[Space above this line for recording data]

Prepared by: Dennis M. Mastascusa
National Abstract
7557 South State Street
Lowville, New York 13367
315-376-3911

This Indenture, Made the 6th day of June, 2018

Between

ALAN K. MARMON and LINDA D. MARMON, husband and wife,
7301 Walker Road, Port Leyden, New York 13433

parties of the first part,

and

ANTHONY PEDRONCELLI
2301 Alameda Street, Nashville, Tennessee 37208

party of the second part,

Witnesseth that for and in consideration of the sum of Ten Dollars ($10.00), the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party(ies) of the second part, the following described real estate situate, lying and being in the **County of Davidson, State of Tennessee,** to-wit:

BEING LOT NO. 1 ON THE MAP OF THE SUBDIVISION OF THE WEST PART OF LOT NO. 2 OF THE HARDING LYTLE TRACT, AS OF RECORD IN BOOK 974, PAGE 52, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND FURTHER DESCRIBED AS FOLLOWS:

SAID LOT NO. 1 FRONTS 62 FEET ON THE SOUTHERLY SIDE OF ALAMEDA STREET AND RUNS BACK 162.60 FEET ON THE WESTERLY LINE AND 181.5 FEET ON THE EASTERLY LINE, WITH THE WESTERLY MARGIN OF THE RIGHT OF WAY OF THE TENNESSEE CENTRAL RAILROAD, TO AN ALLEY, MEASURING 139 FEET THEREON.

Property Address: 2301 Alameda Street, Nashville, TN 37208

Owner's Name: Anthony Pedroncelli

Owner's Address: 2301 Alameda Street, Nashville, TN 37208

Mail Tax Bill to: Owner at Owner's address

Parcel No.: 09203012600

THIS DEED IS NOT TO BE IN EFFECT UNTIL: June 6, 2018

Being the same property acquired by the parties of the first part by deed dated September 27, 2012, and recorded at Instrument No. 20120928-0088486 in Registrar's Office of Davidson County, Tennessee.

To Have and to Hold the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs and assigns in fee simple forever.

Said Conveyance is made subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also **Subject** to any state of facts which an accurate survey of said property would show.

And the said parties of the first part hereby covenants with said party of the second part that the parties of the first part are lawfully seized in fee of the aforedescribed real estate; that he/she has a good right to sell and convey the same; that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons, claiming same, by, through or under him but no further or otherwise.

In Witness Whereof, the parties of the first part have hereunto set hand and seal the day and year first above written.

ALAN K. MARMON

LINDA D. MARMON

STATE OF NEW YORK)
) ss.:
COUNTY OF LEWIS)

On this 6th day of June, 2018 before me, the undersigned, personally appeared ALAN K. MARMON and LINDA D. MARMON personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signatures on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.

Notary Public

MICHAEL F. YOUNG
NOTARY PUBLIC, STATE OF NEW YORK
NO. 4666583
QUALIFIED IN LEWIS COUNTY
COMMISSION EXPIRES 9/30/18

STATE OF NEW YORK)
) ss.:
COUNTY OF LEWIS)

I, or we, hereby swear or affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $45,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Alan K. Marmon, Affiant

Subscribed and sworn to before me this 6th day of June, 2018.

My commission expires: 9/30/18

Notary Public
(Seal)

MICHAEL F. YOUNG
NOTARY PUBLIC, STATE OF NEW YORK
NO. 4666583
QUALIFIED IN LEWIS COUNTY
COMMISSION EXPIRES 9/30/18

Certificate of Authenticity

I, Michael F. Young, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of New York

County of Lewis

Personally appeared before me, Sherry L. Merry, a notary public for this county and state, Michael F. Young who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 02/14/2022.

Notary's Seal (If on paper)

SHERRY L. MERRY
NOTARY PUBLIC, STATE OF NEW YORK
No. 01ME6037411
QUALIFIED IN LEWIS COUNTY
COMMISSION EXPIRES FEBRUARY 14, 2022