Karen Johnson Davidson County
Batch# 286039 DEEDWARR
09/16/2019 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20190916-0093498

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190721876**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $875,000.00. Affiant Subscribed and sworn to before me, this 13th day of September, 2019. Notary Public My Commission Expires:

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

WARRANTY DEED

Address New Owner: Timothy M. Quillin and Jordyn M. McCray 905 Noelton Avenue Nashville TN 37204	Send Tax Bills To: WELLS FARGO BANK, N.A. 2701 WELLS FARGO WAY MINNEAPOLIS, MN 55467-8000	Tax Information: Tax Parcel ID No. 118 09 0 275.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Luciano Delpozzo and Benedetta Zanetti, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy M. Quillin, an unmarried man and Jordyn M. McCray, an unmarried woman, as joint tenants with right of survivorship**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 5, NOELTON SUBDIVISION, A RESUBDIVISION OF PART OF LOTS 20 AND 21 ON THE PLAN OF NOELTON, as shown on plat of record in Instrument No. 20140617-0052839, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Luciano Delpozzo and Benedetta Zanetti, husband and wife, by Warranty Deed from Aspen Construction Holdings, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20161118-0121939, in the Register's Office of Davidson County, Tennessee, dated November 10, 2016 and recorded on November 18, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NOELTON SUBDIVISION, A RESUBDIVISION OF PART OF LOTS 20 AND 21 ON THE PLAN OF NOELTON, as recorded in Instrument No. 20140617-0052839.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20160304-0021106.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 3958, Page 188.

Easement Agreement Permanent and Non-Exclusive 15 foot Right-of-Way for Ingress and Egress Access Easement as set forth in instrument recorded in Instrument No. 20161118-0121940.

This is improved property located at 905 Noelton Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of September, 2019.

Luciano Delpozzo

Benedetta Zanetti

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Luciano Delpozzo and Benedetta Zanetti, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of September, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022