This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20192355

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$390,200.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 11th day of November, 2019.

Notary Public
My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 314118 DEEDWARR
11/12/2019 10:12:37 AM 2 pgs
Fees: $13.00 Taxes: $1,443.74

20191112-0116232

WARRANTY DEED

THIS INDENTURE, made this 11th day of November, 2019, among:

MARIAN ANDREESCU, CO-TRUSTEE OF THE 3609 DOGE PLACE TRUST, U/A/D 2/12/2019 AND DAVID DIMUZIO, CO- TRUSTEE OF THE 3609 DOGE PLACE TRUST, U/A/D 2/12/2019

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MICHAEL HENKEL AND LISA HENKEL

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Section Two of Leawell of record in Plat Book 2083, Page 56, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marian Andreescu, Co-Trustee and David Dimuzio, Co-Trustee of The 3609 Doge Place Trust, U/A/D 2/12/2019 by Warranty deed from Patrick L. Meldrim of record in Instrument No. 20190219-0014782 Register's Office for Davidson County, Tennessee, dated February 15, 2019 and recorded on February 19, 2019.

Being also known as 3609 Doge Place Nashville, Tennessee 37204.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

MARIAN ANDREESCU, CO-TRUSTEE AND DAVID DIMUZIO, CO-TRUSTEE OF THE 3609 DOGE PLACE TRUST, U/A/D 2/12/2019

BY: _____
Marian Andreescu
ITS: Co-Trustee

BY: _____
David DiMuzio
ITS: Co-Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Marian Andreescu, Co-Trustee of the 3609 Doge Place Trust, U/A/D 2/12/2019 and David Dimuzio, Co- Trustee of the 3609 Doge Place Trust, U/A/D 2/12/2019, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of November, 2019.

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 3-7-23

Owner Name & Property Address:

Name: Michael Henkel and Lisa Henkel
Address: 3609 Doge Place
City, State, Zip: Nashville, TN 37204

Responsible Party For Taxes:

Name: Michael Henkel and Lisa Henkel C/O QSR Sopt
Address: 1806 S Highland Ave Suite 200
City, State, Zip: Lombard, IL 60148

Tax ID: 118-13-0-092.00