This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
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Nashville, TN 37203
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Karen Johnson Davidson County
Batch# 319527 DEEDWARR
11/25/2019 03:50:49 PM 2 pgs
Fees: $13.00 Taxes: $758.50

20191125-0121808

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is ~~$230,000.00~~ $205000.00 TV. AC

Affiant

Subscribed and sworn to before me, this 25th day of November, 2019.

Notary Public
My commission expires: 11/08/22

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
MEWKAT PROPERTIES, LLC 5221 HEATHROW HILLS DRIVE BRENTWOOD, TN 37027	New Owner	09401013800

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KRISTINA COLUCCI, BY AND THROUGH HER ATTORNEYS IN FACT, ELISABETH COLUCCI AND AL COLUCCI,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **MEWKAT PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF SUBDIVISION OF LOT NO. 3 OF THE N.B. HOBSON LANDS, AS OF RECORD IN BOOK 421, PAGE 78, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION..

BEING THE SAME PROPERTY CONVEYED TO KRISTINA COLUCCI FROM RICHARD R. PEOPLES, A MARRIED MAN, BY WARRANTY DEED DATED 6/21/13 RECORDED ON 6/26/13 IN INSTRUMENT NO. 20130626-0065585 SAID REGISTER'S OFFICE FOR SIAD COUNTY.

See Power of Attorney of record in Instrument No. 20191125-0121805

This property is improved property known as 806 S 12TH STREET, NASVHILLE, TN 37206

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantor covenants with 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 does further covenant and bind herself, her heirs,

successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 hand this 23 day of November, 2019.

Elisabeth M Colucci Kristina Colucci by Elisabeth M Colucci her attorney in fact

KRISTINA COLUCCI, BY ELISABETH COLUCCI, HER ATTORNEY IN FACT

Al Colucci Kristina Colucci By Al Colucci Attorney in fact

KRISTINA COLUCCI, BY AL COLUCCI, HER ATTORNEY IN FACT

STATE OF NEW YORK
COUNTY OF Erie

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, ELISABETH COLUCCI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and further acknowledged that she is the duly appointed Attorney-in-Fact for KRISTINA COLUCCI, and as such Attorney-in-Fact executed the within instrument, and as such Attorney-in-Fact is authorized to execute the within instrument for the purposes therein contained, and as such Attorney-in-Fact had authority to do so.

Witness my hand in Buffalo, New York (city and state), this 23 day of November, 2019.

Notary Public

My Commission expires: 07/17/2022 (seal)

JONATHAN M. MCGRAW
Notary Public - State of New York
No. 01MC6148768
Qualified in Niagara County
My Commission Exp. 07/17/2022

STATE OF NEW YORK
COUNTY OF Erie

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, AL COLUCCI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and further acknowledged that he is the duly appointed Attorney-in-Fact for KRISTINA COLUCCI, and as such Attorney-in-Fact executed the within instrument, and as such Attorney-in-Fact is authorized to execute the within instrument for the purposes therein contained, and as such Attorney-in-Fact had authority to do so.

Witness my hand in Buffalo, New York (city and state), this 23 day of November, 2019.

Notary Public

My Commission expires: 07/17/2022 (seal)

JONATHAN M. MCGRAW
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