Name and Address of New Owner:
Lisa Marie DiPietro
649 Nashua Lane
Nashville, TN 37209

Send Tax Bills To:
First Horizon Bank
12195 Metro Parkway, Suite 2
Fort Myers, FL 33966

This Instrument Prepared By:
Regina Sullo
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 091051B02400CO

Karen Johnson Davidson County
Batch# 428676 DEEDWARR
06/30/2020 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,439.30
20200630-0070925

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **The Mulch Property Development Company LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lisa Marie DiPietro, a single woman** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain condominium located in Davidson County, Tennessee. being Unit No. 24 of The Woods at the Annex, a Horizontal Property Regime with Private Elements, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Woods at the Annex, a Horizontal Property Regime with Private Elements of record in Instrument No. 20171214-0127664, as amended in Instrument No. 20171228-0131885, as further amended in Instrument No. 20190319-005108, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, though, or upon the land embracing the regime and buildings thereof; said Units being depicted on Exhibit "B" to said Master Deed.

Being a portion of the same property conveyed to The Mulch Property Development Company, LLC by Quitclaim Deed of record as Instrument No. 20170413-0036388, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 649 Nashua Lane, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of June, 2020.

The Mulch Property Development Company LLC, a Limited Liability Company

By: _____
John A. Bell, Jr., Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Regina Sullo of the state and county mentioned, personally appeared John A. Bell, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of The Mulch Property Development Company, the within named bargainor, a Limited Liability Company, and that such John A. Bell, Jr. as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Davidson County, this 30th day of June, 2020.

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-22

Regina Sullo
Notary Signature

Printed Name: Regina Sullo

My commission expires: 11-8-22

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 369000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-22

Teresa Tidwell
(Affiant)

Sworn to and subscribed before me this 30th day of June, 2020.

Regina Sullo
Notary Public
My commission expires: 11-8-22
File No. 2020-1283

True Copy Certification

I, Christopher M. Corriveau, 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 Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

