Karen Johnson Davidson County
Batch# 432309 DEEDWARR
07/08/2020 08:34:29 AM 4 pgs
Fees: $23.00 Taxes: $2,836.20
20200708-0073562

THIS DOCUMENT PREPARED BY

Brian S Shelton
Carter Shelton Jones, PLLC
2021 Richard Jones Road, Suite 240
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $766,541.

AFFIANT

Subscribed and sworn to before me this 22 day of June, 2020.

BRIAN S SHELTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 11/6/2021

Address of New Owner:	Send Tax Bills To:	Parcel Identification No.:
Mark Miccioli 107 Wellington Park Court Nashville, TN 37215	-SAME-	Map 130-08-OE Parcel 016.00

WARRANTY DEED

KNOW ALL PERSONS by these presents that **Mark Miccioli, Trustee of the Nina L. Miccioli Trust (the "Trust"),** for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does transfer and convey unto **Mark Miccioli and wife, Angela Rhea Lynn**, hereinafter called the Grantees, and their heirs and assigns, all right, title and interest of the Trust in and to a certain parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record. Grantors and Grantee acknowledge that this Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantees.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, the Grantees' successors, heirs and assigns, forever; and the Grantor covenants with the said Grantees that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor further covenants and binds the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantees, the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 22nd day of June, 2020.

Mark Miccioli, Trustee of the
Nina L. Miccioli Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mark Miccioli, Trustee of the Nina L. Miccioli Trust**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22 day of June, 2020.

My Commission Expires: 6/6/2021

Notary Public

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. Sixteen (16) on the Plan of Wellington Park, a residential planned unit development, recorded in Plat Book 6200, Page 328, Register's Office for Davidson County, Tennessee, having subsequently been revised in Plat Book 6200, Page 409, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mark Miccioli, Trustee of the Nina L. Miccioli Trust, by Executor's Quitclaim Deed from Mark Miccioli, Executor of the Estate of Nina L. Miccioli, of record in Instrument No. ____A_____, Register's Office for Davidson County, Tennessee.

20200708-0073561

This is improved property known as 107 Wellington Park Court, Nashville, Tennessee 37215.