Karen Johnson Davidson County
Batch# 473531 DEEDWARR
09/10/2020 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,898.10
20200910-0103364

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $513,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/27/2023
(AFFIX SEAL)

ELIZABETH LEVSEN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY My Commission Expires 11-27-2023

G-VRES-20-3308B

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew DiCarlo and Samuel DiCarlo	Reliant Bank	
(NAME)	(NAME)	**092-09-0Q-002.00-CO**
3308 B Trevor Street	9041 Executive Park Dr. #104	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Knoxville TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEREK CLARK AND LAURYN BROOKS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW DICARLO AND SAMUEL DICARLO, BOTH UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B on the Plan of Homes at 3308 Trevor, as shown on Exhibit B of Declaration of Covenants, Conditions and Restrictions for Homes at 3308 Trevor, a Horizontal Property Regime with Private Elements of record in Plat Book 20150302-0018100, 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 Derek Clark and Lauryn Brooks, husband and wife by Warranty deed from FP Investments Trevor, G.P., a Tennessee General Partnership of record in Instrument No. 20160126-0007360 Register's Office for Davidson County, Tennessee, dated January 21, 2016 and recorded on January 26, 2016.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150302-0018100, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 42, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3308 B Trevor Street, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this the 25th DAY OF AUGUST, 2020.

Derek Clark by Attorney in Fact

Derek Clark by Margaret Means,
Attorney in Fact

Lawren Brooks by Attorney in Fact

Lauryn Brooks by Margaret Means,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DEREK CLARK AND LAURYN BROOKS, and who acknowledged he/she/they executed the same as the free act and deed of the said DEREK CLARK AND LAURYN BROOKS.

Witness my hand and official seal, this the 25th of August, 2020.

Briana Gage

Notary Public
My Commission Expires: _____
(SEAL)

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Devan P. Spinelli, 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 Florida

County of Broward

Personally appeared before me, Devan Spinelli a notary public for this county and state, [name of person making certification] 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: 05/16/2023

Notary' Seal (if on paper)

Notary Public State of Florida
Alexandra M Ponce
My Commission GG 335496
Expires 05/16/2023