Karen Johnson Davidson County
Batch# 546125 DEEDWARR
01/05/2021 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,664.63
20210105-0001079

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-10243-CC

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $449,900.00.

Jennifer Russell
Affiant

DEBRA PAULSSON NOTARY PUBLIC TENNESSEE COUNTY OF SUMNER

Subscribed and sworn to before me, this the ~~29th~~ 31st day of December, 2020.

D Paulsson
Notary Public
My Commission Expires: 10-21-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
Danilo Canepa Hayley Canepa 7614 Bidwell Road Nashville, TN 37080	New Owner	008-00-0-109

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Deway 7614 Bidwell Rd, LLC, a Georgia limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Danilo Canepa and Hayley Canepa, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being in the 14th Civil District of Davidson County, Tennessee, being Tract 10 and an 18.9 acre tract lying south of Tract 10 on the Plan of the Alice T. Baxter farm, made by Parrish Engineers, dated June 14, 1966, as follows:

Beginning at a point in the center of Bidwell or Fitzgerald Road, at the common corner of Tracts 9 and 10; thence with the line between said lots, South 87 deg. 14' East 599.4 feet to a point; thence South 47 deg. 46' West 147.5 feet to a stake; thence South 2 deg. 46' West 150 feet to a stake; thence South 87 deg. 14' East 220 feet to a stake; thence South 2 deg. 46' West 1065.4 feet to a stake in C. W. Fitzgerald's line; thence with his line, South 83 deg. 10' West 307 feet to a stake; thence South 87 deg. 15' West 435.7 feet to a stake; thence North 7 deg. 41' East 108.7 feet to a stake; thence North 3 deg. 78' East 820.2 feet to a stake; thence North 2 deg. 46' East partially around a curve, and along the center of Bidwell or Fitzgerald Road, 484.7 feet to the point of beginning, containing 21.9 acres more or less.

Being the same property conveyed to Deway 7614 Bidwell Rd, LLC, a Georgia limited liability company by Warranty Deed from Barbara R. Jones, an unmarried woman, dated November 29, 2017, recorded December 6, 2017, of record in Instrument No. 20171206-0124500, Register's Office for Davidson County, Tennessee.

This is improved property located at: **7614 Bidwell Road, Nashville, TN 37080**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. The 2021 property taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of December, 2020.

GRANTOR:

Deway 7614 Bidwell Rd, LLC,
a Georgia limited liability company

By: Eliz. Brent Dewy
Elizabeth Brent Dewberry, Member

STATE OF Georgia

COUNTY OF Fulton

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Elizabeth Brent Dewberry the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is a Member of Deway 7614 Bidwell Rd, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29 day of December, 2020.

SUMMER CRUTCHER NOTARY EXPIRES GEORGIA 06/03/2022 PUBLIC FULTON COUNTY

Notary Public
My Commission expires: June 3, 2022

202101050001079

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024

Notary's Seal (if on paper)

