WARRANTY DEED

Karen Johnson Davidson County
Batch# 571581 DEEDWARR
02/10/2021 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20210210-0018785

STATE OF Pennsylvania
COUNTY OF Philadelphia

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Ronald J. Gallo III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/6/2024

(AFFIX SEAL)

Commonwealth of Pennsylvania – Notary Seal
Natalie Simmons, Notary Public
Philadelphia County
My Commission Expires November 06, 2024
Commission Number 1386162

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-010018

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rupert Christopher Allen	Movement Mortgage, LLC	
(NAME) 1615 Marsden Avenue	(NAME) 8024 Calvin Hall Rd.	072-00-0-119.00
(ADDRESS) Nashville, TN 37216	(ADDRESS) Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS ($345,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RONALD J. GALLO, III, MARRIED AND RONALD J GALLO, JR. MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUPERT CHISTOPHER ALLEN, AN UNMARRIED MAN** 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:

Land in Davidson County, Tennessee, being Lot No. 152 & 153 on the Plan of Map showing Subdivision of The Waters Place on Maxey Lane, of record in Plat Book 322, Page 136 and 137, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part ofLot No. 153 fronts 75 feet on the Northerly Margin of the Marsden Avenue and extends back together with said part of Lot No. 152 between parallel lines with the Westerly margin of an alley, 100 feet to the Southerly margin of Lot No. 151 of said plan.

Being the same property conveyed to Ronald J. Gallo III, an unmarried man and Ronald J Gallo Jr., a married man, as Tenants in Common with Rights of Survivorship by Warranty deed from Patricia Powell, a married woman of record in Instrument No. 20190103-0000691 Register's Office for Davidson County, Tennessee, dated December 31, 2018 and recorded on January 03, 2019.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that she may have in said property.

Grantor's spouse does not join in the execution of this Deed due to the property never having been their primary marital residence.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 1615 Marsden Avenue, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 4th day of February, 2021

Ronald J. Gallo, III

Chiara D'Anzieri

Ronald J Gallo, Jr.

STATE OF Pennsylvania
COUNTY OF Delaware

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Ronald J. Gallo, III, Chiara D'Anzieri and Ronald J Gallo, Jr., the within named bargainors, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of February, 2021.

Notary Public

My Commission Expires: 11/6/2024

(SEAL)

Commonwealth of Pennsylvania – Notary Seal
Natalie Simmons, Notary Public
Philadelphia County
My Commission Expires November 06, 2024
Commission Number 1386162

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

