Karen Johnson Davidson County
Batch# 601287 DEEDWARR
03/26/2021 11:33:30 AM 6 pgs
Fees: $33.00 Taxes: $1,184.00
20210326-0040112

GENERAL WARRANTY DEED

To: HannahElliott, LLC

From: Joseph Castelli and Susan Castelli

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers
HannahElliott, LLC Attn: Jessica Sisco CPA O'Neil Hagaman LLC 3310 West End Ave, Suite 400 Nashville, TN 37203	Same	083 05 0A 003.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $320,000.00

Affiant

Sworn to and subscribed before me, this 25th day of March, 2021.

Notary Public

My Commission Expires: 10-2-2023

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged **Joseph Castelli and Susan Castelli**, husband and wife (collectively, the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **HannahElliott, LLC**, a Tennessee limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 1413 Stratton Avenue, Unit C, Nashville, Davidson County, Tennessee 37206.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant and defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons. 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.

IN WITNESS WHEREOF, Seller has caused this General Warranty Deed to be executed effective as of the 25 day of March, 2021.

SELLER:

Joseph Castelli, by Carla L Lovell
Joseph Castelli
By: Carla L. Lovell, Attorney-in-Fact
for Joseph Castelli pursuant to Power of Attorney
of record at Instrument No. 20210126-0011272,
Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Carla L. Lovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the attorney-in-fact for Joseph Castelli, the within named bargainor, and that she as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Joseph Castelli by herself as Attorney-in-fact.

Witness my hand and seal, at office in Nashville, Tennessee, this 25th day of March, 2021.

Kitty Martin
Notary Public

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023

My Commission Expires: 10-2-2023

(Remainder of page intentionally left blank.)

Susan Castelli, by Carla L Lovell
Susan Castelli
By: Carla L. Lovell, Attorney-in-Fact
for Susan Castelli pursuant to Power of Attorney
of record at Instrument No. 20210126-0011273,
Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Carla L. Lovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the attorney-in-fact for Susan Castelli, the within named bargainor, and that she as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Susan Castelli by herself as Attorney-in-fact.

Witness my hand and seal, at office in Nashville, Tennessee, this 25th day of March, 2021.

Kitty Martin
Notary Public

My Commission Expires: 10-2-2023

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Unit C, together with the appurtenant interest in the common elements of 1413 Stratton Condominium, a horizontal property regime established by Master Deed, of record in Instrument No. 20070919-0112339, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A to the aforementioned Master Deed.

Being the same property conveyed to JOSEPH CASTELLI AND SUSAN CASTELLI, HUSBAND AND WIFE, by deed dated January 20, 2017 from MATTHEW R. CHANCE, A MARRIED MAN AND JEFFREY A. LEE, A MARRIED MAN, of record in Instrument No. 20170123-0007141, Register's Office for Davidson County, Tennessee, as corrected by Warranty Deed of Correction recorded in Instrument No. 20210211-0019425, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes for the year 2021 from any applicable government entity, including, without limitation, Metropolitan Government for Nashville and Davidson County, Tennessee.

2. Matters shown on the Plan of record in Plat Book 57, Page 88, said Register's Office.

3. Master Deed of record in Instrument No. 20070919-0112339, said Register's Office.

True Copy Certification

I, Brandy Gomaz, do hereby make oath that I am 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.

Brandy Gomaz

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Melissa Foster, a notary public for this county and state, Brandy Gomaz, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melissa Ann Foster

Notary's Signature

My Commission Expires: 10/2/2023

Notary' Seal (if on paper)

