Karen Johnson Davidson County
Batch# 605877 DEEDWARR
04/05/2021 09:16:23 AM 2 pgs
Fees: $13.00 Taxes: $1,813.00
20210405-0043619

WARRANTY DEED

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$490,000.00**

Affiant

Subscribed and sworn to before me, this the 2nd day of April, 2021.

Notary Public

My commission expires: 9-6-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Anthony Pacelli	New Owner	**Map 072-05-0-E Parcel 002.00**
911 B Thomas Ave		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Paul Calvo and Amanda Calvo, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anthony Pacelli , an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B, on the Plan of 911 Thomas Avenue, a Townhouse Planned Unit Development, Horizontal Property Regime with Private Elements, of record in Instrument No. 20170525-0051971, Register's Office for Williamson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Paul Calvo and Amanda Calvo, husband and wife, by Deed dated February 20, 2019 from Ronnie Kelley and Lee Molette, of record in Instrument No. 20190221-0015727, Register's Office for Williamson County, Tennessee. Scrivener's Affidavit of record in Instrument No. 20210322-0037036, said Register's Office.

Conveyance of the above described property is subject to the following: 1) The Plan as shown on Exhibit B, of Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170525-0051971, said Register's Office. 2) Declaration of Protective Covenants, Conditions and Restrictions for 911 Thomas Avenue, a Townhouse Planned Unit Development, of record in Instrument No. 20170525-0051971, Register's Office for Williamson County, Tennessee. By-Laws appended thereto. 3) Subject to all matters as shown on the Plat Book 8250, Page 707, Register's Office of Williamson County, Tennessee. 4) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **911 B Thomas Ave, Nashville, TN 37216**

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 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 **2nd** day of **April, 2021.**

Paul Calvo

Amanda Calvo

Amanda Calvo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Paul Calvo and Amanda Calvo,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **April, 2021.**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 12/14/24