THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 607410 DEEDWARR
04/06/2021 11:52:46 AM 2 pgs
Fees: $13.00 Taxes: $3,641.47

20210406-0044885

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 984,180.00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-8-24

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lori Warrix and Chadwick Warrix	New owners	MAP 117-08-0-
1302 Clayton Avenue		PARCEL 166.00
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Daniele M. Pellegrini, Trustee, and Ivan A. Sacks, Trustee, the Trustees of the Pellegrini 2006 Family Trust under Agreement dated December 28, 2006**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chadwick Warrix and wife, Lora Warrix**

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. 193 on the Plan of Victoria Place of record in Plat Book 332, Page 10, 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 Daniele M. Pellegrini, Trustee, and Riccardo G. Pellegrini, Trustee, the Trustees of the Pellegrini 2006 Family Trust under agreement dated December 28, 2006 by Warranty deed from Michael Douglas Plume and wife, Jennifer G. Orenstein Plume of record in Instrument No. 20160126-0007392 Register's Office for Davidson County, Tennessee, dated January 25, 2016 and recorded on January 26, 2016. Riccardo G. Pellegrini has resigned as Trustee and has been replaced by Ivan A. Sacks, as Trustee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1302 Clayton Avenue; Nashville, TN 37212.**

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 our hands this the 5th day of April, 2021.

The Pellegrini 2006 Family Trust

BY: Daniele M Pellegrini Trustee by Brett Sheriff Agent and Attorney in Fact
Daniele M. Pellegrini, Trustee, by Brett Sheriff, Agent and Attorney-in-Fact

BY: Ivan A Sacks Trustee by Brett Sheriff Agent and Attorney in Fact
Ivan A. Sacks, Trustee, by Brett Sheriff, Agent and 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, personally appeared **Brett Sheriff,** with whom I am personally acquainted and who upon his oath acknowledged himself to be the Agent and Attorney-in-Fact for **Daniele M. Pellegrini, Trustee, and Ivan A. Sacks, Trustee, the Trustees** of the **Pellegrini 2006 Family Trust,** the within named bargainor, and Trust, and that he as such Agent and Attorney-in-Fact, being authorized to do so, did execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, for the said **Daniele M. Pellegrini, Trustee, and Ivan A. Sacks, Trustee,** as their Agent and Attorney-in-Fact.

Witness my hand and official seal this the 5th day of April, 2021.

My Commission expires 1-8-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE