Karen Johnson Davidson County
Batch# 627392 DEEDWARR
05/03/2021 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20210503-0058904

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/6/24

(AFFIX SEAL)

PATRICIA NICHOLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

G-SB-TAG-21-0103

THIS INSTRUMENT WAS PREPARED BY
Ruby Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cherokee Park Duplex, LLC	Same as New Owner	
(NAME)	(NAME)	103-16-0J-001.00-CO AND 103-16-0J-002.00-CO
21112 New Hampshire Ave.		
(ADDRESS)	(ADDRESS)	
Torrance, CA 90502		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSEPH CACCHIOLA AND DEANNA CACCHIOLA, HUSBAND AND WIFE AND PATRICK MICHAEL LOMBARDI, MARRIED AND ANTHONY CACCHIOLA, SINGLE AND CHRIS CACCHIOLA, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHEROKEE PARK DUPLEX, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** , hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit Nos. A and B, together with the appurtenant interest in the common elements of Cherokee Glen, a horizontal property regime with private elements established by Declaration in Instrument No. 20070206-0015782, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No. 4 and the northerly 20 feet of Lot No. 3, Block L on the Plan of Cherokee Park Subdivision of record in Plat Book 842, pages 2 and 3, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Chris Cacchiola, a married man, an undivided 35% interest, Anthony Cacchiola, unmarried, having an undivided 15% Interest Patrick Michael Lombardi, a married man, having an undivided 10% interest and Joseph Cacchiola and Deanna Cacchiola, husband and wife, an undivided 40% interest by Quitclaim deed from Joseph Cacchiola and Deanna Cacchiola, husband and wife of record in Instrument No. 20170616-0060743 Register's Office for Davidson County, Tennessee, dated June 15, 2017 and recorded on June 16, 2017. Being the same property conveyed to Joseph Cacchiola and Deanna Cacchiola, husband and wife by Warranty deed from West Town Development Group, LLC of record in Instrument No. 20170509-0045925 Register's Office for Davidson County, Tennessee, dated May 05, 2017 and recorded on May 09, 2017.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 2 and 3, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070206-0015782, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **103 A& B Cherokee Road, Nashville, Tennessee 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

The signature of Joseph Cacchiola, Deanna Cacchiola, Anthony Cacchiola, and Chris Cacchiola is signed by their duly appointed Attorney-in-Fact, Patrick Michael Lombardi, pursuant to the Power of Attorney of record in Instrument No. _202105030058900 , Instrument No. _202105030058901 Instrument No. _____202105030058902d Instrument No. ____202105030058903said Register's Office.

Witness my/our hand(s) this the 29th DAY OF APRIL, 2021.

Joseph Cacchiola
by Patrick Michael Lombardi, Attorney in Fact

Deanna Cacchiola
by Patrick Michael Lombardi, Attorney in Fact

Patrick Michael Lombardi

Anthony Cacchiola
by Patrick Michael Lombardi, Attorney in Fact

Chris Cacchiola
by Patrick Michael Lombardi, 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, Patrick Michael Lombardi, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JOSEPH CACCHIOLA AND DEANNA CACCHIOLA, ANTHONY CACCHIOLA, AND CHRIS CACCHIOLA, and who acknowledged he/she/they executed the same as the free act and deed of the said JOSEPH CACCHIOLA AND DEANNA CACCHIOLA, ANTHONY CACCHIOLA, AND CHRIS CACCHIOLA.

Witness my hand and official seal, this the 29th of April, 2021.

Notary Public
My Commission Expires:
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICK MICHAEL LOMBARDI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of April, 2021.

Notary Public
My Commission Expires:
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.