Karen Johnson Davidson County
Batch# 644774 DEEDWARR
05/26/2021 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,029.45
20210526-0071312

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $548,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2021.

Notary Public
MY COMMISSION EXPIRES: 3/1/25
File No. 21-12505

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Marathon Properties, LLC (NAME)	New Owner (NAME)	104-1-319.00
1712 Hillmont Dr. (STREET ADDRESS)	" (STREET ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Christopher Cacchiola, a married man, Joseph Cacchiola, a married man, Anthony Cacchiola, an unmarried man, and Tara Cacchiola, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marathon Properties, LLC, a Tennessee Limited Liability Company**, 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:

Being portions of Lots No. 113 & 114 on the Plan of West End Park Terrace, as of record in Book 547, page 36, Register's Office for Davidson County, Tennessee, and being described more fully as follows:

Beginning at a point in the easterly common corner of Lots 113 & 112 being on the westerly line of Park Circle North along the common boundary line of Lots 112 & 113 (as established in Book 6661, page 474, said Register's Office), North 60° 56 minutes 03 seconds West 128.64 feet to a point being in the south right-of-way of Seaboard Systems Railroad, also being the beginning of a curve to the right, said curve having a central angle at 02° 34 minutes 44 seconds, a radius of 4192.47 feet, for a length of 25 feet to a point, said point being the westerly common corner of Lots 113 & 114, continuing along said radius for a distance of 25 feet to a point, said point being the common westerly corner of Lots 114 & 115; thence with the common boundary line of Lots 114 & 115 for a distance of 106 feet more or less to a point in the westerly right-of-way of Park Circle North; thence along a curve to the left, said curve having a radius of 943.66 feet, South 09° 24 minutes 11 seconds West 52.6 feet to the point of beginning.

Being the same property conveyed to Chris Cacchiola, married, having a 42.5% undivided interest, Joseph Cacchiola, married, having a 42.5% undivided interest, Anthony Cacchiola, unmarried, having a 10% undivided interest, and Tara Cacchiola, unmarried, having a 5% undivided interest by Quitclaim Deed dated December 29, 2016 from Chris Cacchiola, married, having a 45% undivided interest, Joseph Cacchiola, married, having a 45%

undivided interest, Anthony Cacchiola, unmarried, having a 10% undivided interest, recorded January 13, 2017, in Instrument Number 20170113-0004147, Register's Office for Davidson County, Tennessee.

This is not the marital residence of the Grantors.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 547, page 36, Register's Office for Davidson County, Tennessee.

2. Easement Deed by court order to U.S. Sprint Communications Co. in Instrument No. 20140114-0003778, Register's Office for Davidson County, Tennessee.

3. Temporary Construction Easement in Instrument No. 20020503-0054746, Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 733 Park Circle, Nashville, TN 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 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. Whenever 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 21st day of May, 2021.

Christopher Cacchiola

Joseph Cacchiola

Anthony Cacchiola

Tara Cacchiola

STATE OF New Jersey
COUNTY OF Bergen

On this 20th day of May, 2021, before me personally appeared Christopher Cacchiola, Joseph Cacchiola, Anthony Cacchiola and Tara Cacchiola, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of May, 2021.

AIMILIA GNOSPELIUS
NOTARY PUBLIC OF NEW JERSEY
Comm. # 2431866
My Commission Expires 3/27/2023

AIMILIA GNOSPELIUS NOTARY PUBLIC NEW JERSEY

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

TENNESSEE NOTARIAL CERTIFICATE
(COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

I, Trudy Milliken, 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 Sumner

Personally appeared before me Heather Case, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather L Case
Notary's Signature

Seal (if on paper)

HEATHER L CASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My commission expires: 7/2/2024