THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210534971** Karen Johnson Davidson County Batch# 661568 **DEEDWARR** 06/22/2021 11:02:52 AM 2 pgs Fees: $13.00 Taxes: $2,497.50 20210622-0083964	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $675,000.00. Affiant Subscribed and sworn to before me, this 18th day of June, 2021. Notary Public My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: Victoria S. Stabile and Alex Genova 1002 Maxwell Avenue Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082 08 0 391.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Respen Builders Inc., a Tennessee Corporation and Peace and Love, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Victoria S. Stabile and Alex Genova, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 26 on the Plan of House and Simonton's Subdivision of Lots Nos. 1 to 16 inclusive in Stratton and Seymour's addition to Edgefield, now East Nashville, as of record in Book 57, Page 137, Register's Office for said county.

Said Lot No. 26 fronts 50 feet on the Southerly side of Maxwell Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Respen Builders, Inc. and Peace & Love, LLC by Quit Claim Deed from Amber Adkerson, of record in Instrument No. 20200605-0057775, in the Register's Office of Davidson County, Tennessee, dated May 28, 2020 and recorded on June 05, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.\

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of House and Simonton's Subdivision of Lots Nos. 1 to 16 inclusive in Stratton and Seymour's addition to Edgefield, as recorded in Plat Book 57, Page(s) 137.

This is improved property located at 1002 Maxwell Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of June, 2021.

Respen Builders Inc.

By: Amber Adkerson, Sole Owner,

Peace and Love, LLC

By: Stephanie Finn, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Amber Adkerson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Owner of Respen Builders Inc., a Tennessee Corporation, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his/her above-stated capacity.

Witness my hand, at office, this 18th day of June, 2021.

Notary Public
My Commission Expires: _____



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Stephanie Finn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Peace and Love, LLC, A Tennessee Limited Liability Company, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his/her above-stated capacity.

Witness my hand, at office, this 18th day of June, 2021.

Notary Public
My Commission Expires: _____

