This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-12624-TC

Karen Johnson Davidson County
Batch# 662341 DEEDWARR
06/23/2021 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20210623-0084418

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $460,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of June, 2021.

Notary Public
My Commission Expires: 7/9/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Patrizio Murdocca and Dawei Li 40 Burton Hills Blvd, Suite 200 Nashville, TN 37215	New Owners	103-02-0X-001-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Seth Martin, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Patrizio Murdocca, a married man and Dawei Li, an unmarried man**, 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 a certain private element unit situated in Davidson County, Tennessee, and being further known as Unit A, together with the appurtenant common elements of Homes at 266 White Bridge Pike, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 266 White Bridge Pike, a horizontal property regime, of record in Instrument No. 20170803-0079438, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 266 White Bridge Pike provided in said Declaration, together with the By-Laws appended thereto, the site plan filed as Exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Seth Martin, an unmarried man by Quitclaim Deed from Patrizio Murdocca, married, June 10, 2021, recorded June 11, 2021, of record in Instrument No. 20210611-0079290, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Patrizio Murdocca by Quitclaim Deed from Seth Martin, dated April 6, 2021 and recorded May 7, 2021, of record in Instrument No. 20210507-0061898, Register's Office of Davidson County, Tennessee; and further, being the same property conveyed to Seth Martin by Warranty Deed from Craig Turner, dated January 24, 2019, recorded January 25, 2019, of record in Instrument No. 20190125-0007630, said Register's Office.

This is improved property located at: **266B White Bridge Pike, Nashville, TN 37209.**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

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

GRANTOR:

Seth Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Seth Martin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18 day of June, 2021.

Notary Public
My Commission expires: 7/9/2024

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202106230084418

True Copy Certification

I, Christopher M. Corriveau, 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, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM