Karen Johnson Davidson County
Batch# 665014 DEEDWARR
06/25/2021 10:58:30 AM 2 pgs
Fees: $13.00 Taxes: $887.63
20210625-0086436

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater for this transfer is $239,900.00.

Affiant

Subscribed and sworn to before me this 22 day of June, 2021.

Notary Public
My Commission Expires: 01-10-2023

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Address New Owners as:	Tax Bill To:	Map / Parcel
Vince Gioiella 1601 15th Avenue South, Nashville TN 37212	New Owner	106 13 0 158.00

This instrument prepared by:
Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205

FOR AND IN CONSIDERATION of the sum of One Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **A Place in the Sun, Inc.,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Vincent Michael Gioiella, an unmarried man** (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Resubdivision of a part of Sadler Place, Section 9, of record in Book 2083, Page 77, to which reference hereby made for a more complete and accurate description.

Being the same property conveyed to A Place in the Sun, Inc., by Quitclaim Deed from Tina Y. Tsui, a married woman, of record in Instrument No. 20051229-0156212.

This conveyance is subject to the following:

1. Taxes for 2021 and subsequent years, a lien not yet due and payable.
2. Subject to all matters on plat Book 2083, Page 77, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 22 day of June 2021.

A Place in the Sun, Inc.

Tina Tsui, ~~Manager~~ President Rep

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Tina Tsui, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Manager of A Place in the Sun, Inc., and as such Manager acknowledged that she is authorized to execute the foregoing instrument on behalf of A Place in the Sun, Inc., the within named bargainor, a Tennessee Corporation, and that she as such Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by herself as Manager.

Witness my hand and seal, at Nashville, Tennessee, this 22nd day of June 2021.

Notary Public

My Commission Expires: May 5, 2025

ERIC C. ROUSE II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Notary Signature

My Commission Expires: January 10, 2023