WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires May 21, 2025

Karen Johnson Davidson County
Batch# 670905 DEEDWARR
07/02/2021 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $573.50
20210702-0090358

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
A Place In the Sun Inc.	A Place In the Sun Inc.	
(NAME)	(NAME)	
5543 Edmondson Pike #68	5543 Edmondson Pike #68	121 04 0A 006.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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 considerations, the receipt of which is hereby acknowledged, I **Ralph James Marrano, Trustee of The** Ralph James Marrano Rev Living Trust, Ralph Marrano Trusteehereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **A Place In the Sun Inc.,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 506, Phase One on the Plan of Williamsburg Condominiums, a horizontal property regime established by Master Deed of record in Book 7114, Page 443 as of record in Plat Book 6900, Page 193 and amending in Book 6250, Page 809, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
Being the same property conveyed to Ralph J. Marrano, unmarried by Warranty Deed from Michael C. Dugan, unmarried, dated 04/30/2001 and recorded 05/09/2001, of record in Instrument 200105090048391, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ralph James Marrano, Trustee of The Ralph James Marrano Revocable Living Trust, dated May 9, 2018 by Quitclaim Deed from Ralph J. Marrano unmarried, dated 05/09/2018 and recorded 05/11/2018, of record in Instrument 201805110045327, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: All matters shown on the plat of record in Plat Book 6900, Page 193, and amending in Plat Book 6250, Page 809; 0Covenants, conditions, easements and restrictions recorded in Book 7114, Page 443, Book 7114, Page 463, Book 7328, Page 809, Book 8604, Page 750, Book 11066, Page 407, Book 7210, Page 948, Book 7381, Page 458, Storm Water Detention Agreement of record in Book 6486, Page 92; Charter of record in Book 7185, Page 930, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 506 Williamsburg Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 30th day of June, 2021.

Ralph James Marrano Revocable Living Trust

By: Ralph James Marrano Trustee
Ralph James Marrano, Trustee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ralph James Marrano with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved himself to be the Trustee of Ralph James Marrano Rev Living Trust, Ralph Marrano Trustee, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of June, 2021.

Tracey Trumphour
Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 30, 2021.

Tracey Trumphour
Affiant
Date: 6.30.2021

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 30th day of June, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY