Karen Johnson Davidson County
Batch# 688258 DEEDWARRSP
08/02/2021 10:15:55 AM 2 pgs
Fees: $13.00 Taxes: $1,794.50
20210802-0103375

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/7/2023
(AFFIX SEAL)

John M. Wells
State of Tennessee Notary Public
Davidson County

File No.: RES-21-PP-1314

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Thomas Cunio and Carleen Anna Cunio	New Owner	Property 1: 105-08-0-031.00
(NAME)	(NAME)	
	837 Forest Hills Dr., Nashville, TN 37220	
(ADDRESS)	(ADDRESS)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Participant Properties, LLC, a Tennessee Limited Liability Company, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, David Thomas Cunio and Carleen Anna Cunio, husband and wife, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land situated in Davidson County, Tennessee and being described as follows, to-wit:

BEING part of the southwest part of Lot No. 32 of the Old Fair Grounds Subdivision, as of record in Book 21, Page 116, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the East margin of East Hill Street, now called Lewis Street or Avenue, said point being 151 feet 4 inches South of the South margin of South Hill Street; thence, Easterly 107 feet, more or less, to a point; thence, at right angles, Southerly 50 feet to the North line of the Trimble Spring lot; thence, with the line of the same, at right angles, Westerly 107 feet to the East margin of Lewis Street or Avenue; thence, with the margin of the same, Northerly 50 feet, more or less, to the BEGINNING.

Being part of the same property conveyed from The Luken Family Limited Partnership, a Tennessee limited partnership, to Participant Properties, LLC, a Tennessee limited liability company, by Warranty Deed dated April 22, 2019, recorded April 23, 2019, in Instrument No. 20190423-0037184, in the Register's Office of Davidson County, Tennessee.

This is improved property, known as 1314 Lewis Street, Nashville, TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title, and interest thereto belonging to the Grantee its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to said real estate to said Grantees, its (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

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 hand this 29th day of July, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Participant Properties, LLC, a Tennessee
Limited Liability Company

By: Daniel P. Hogan
Its: Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Adam G. LaFever of the state and county mentioned, personally appeared Daniel P. Hogan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signor of Participant Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Daniel P. Hogan as such Authorized Signor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signor.

Witness my hand and seal, at office in Nashville, TN, this 29thth day of July, 2021.

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature

My commission expires: 3/6/24