Karen Johnson Davidson County
Batch# 701233 DEEDWARR
08/19/2021 11:11:30 AM 4 pgs
Fees: $23.00 Taxes: $1,702.00
20210819-0112358

WARRANTY DEED	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 on August 16TH, 2021. NOTARY PUBLIC My Commission Expires:
File #2021-528 CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2022	

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Million Dollar View, LLC 4702 Nebraska Ave. Nashville, TN 37209	NEW OWNER	103-03-0-243.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JUAN VALLARINO, TRUSTEE OF THE JUAN VALLARINO REVOCABLE TRUST ESTABLISHED ON FEBRUARY 11, 2014, HIS SUCCESSORS AND ASSIGNS, WITH FULL RIGHT AND POWER TO CONVEY, SELL, MORTGAGE, LEASE OR OTHERWISE ENCUMBER WITHOUT THE JOINDER OR CONSENT OF ANY BENEFICIARY OR OTHER PARTY, A FIFTY PERCENT (50%) UNDIVIDED INTEREST AND NEITH ELIZABETH VALLARINO, TRUSTEE OF THE NEITH ELIZABETH VALLARINO REVOCABLE TRUST ESTABLISHED ON FEBRUARY 11, 2014, HER SUCCESSORS AND ASSIGNS, WITH FULL RIGHT AND POWER TO CONVEY, SELL, MORTGAGE, LEASE OR OTHERWISE ENCUMBER WITHOUT THE JOINDER OR CONSENT OF ANY BENEFICIARY OR OTHER PARTY, A FIFTY PERCENT (50%) UNDIVIDED INTEREST**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **MILLION DOLLAR VIEW, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8, BLOCK 10, map of a part of Sylvan Park, of record in Plat Book 332, page 104, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to JUAN VALLARINO, MARRIED, by deed from JERRY PIERCE, UNMARRIED, of record as Instrument No. 20130821-0088096, dated August 16, 2013, said Register's Office. JUAN VALLARINO conveyed his interest in said property to JUAN VALLARINO, TRUSTEE OF THE JUAN VALLARINO REVOCABLE TRUST ESTABLISHED ON FEBRUARY 11, 2014, HIS SUCCESSORS AND ASSIGNS, WITH FULL RIGHT AND POWER TO CONVEY, SELL, MORTGAGE, LEASE OR OTHERWISE ENCUMBER WITHOUT THE JOINDER OR CONSENT OF ANY BENEFICIARY OR OTHER PARTY, A FIFTY PERCENT (50%) UNDIVIDED INTEREST AND NEITH ELIZABETH VALLARINO,

TRUSTEE OF THE NEITH ELIZABETH VALLARINO REVOCABLE TRUST ESTABLISHED ON FEBRUARY 11, 2014, HER SUCCESSORS AND ASSIGNS, WITH FULL RIGHT AND POWER TO CONVEY, SELL, MORTGAGE, LEASE OR OTHERWISE ENCUMBER WITHOUT THE JOINDER OR CONSENT OF ANY BENEFICIARY OR OTHER PARTY, A FIFTY PERCENT (50%) UNDIVIDED INTEREST, by Quitclaim Deed of record as Instrument No. 20190306-0020441, dated March 5, 2019, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 4702 Nebraska Ave, Nashville, TN 37209.

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, its successors and representatives, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, its successors and representatives, 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.

WITNESS our hands on August 13, 2021.

Grantor:

The Juan Vallarino Revocable Trust established on February 11, 2014

By: _____
Juan Vallarino, Trustee

Grantor:

The Neith Elizabeth Vallarino Revocable Trust established on February 11, 2014

By: _____
Neith Elizabeth Vallarino, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **JUAN VALLARINO, TRUSTEE OF THE JUAN VALLARINO REVOCABLE TRUST ESTABLISHED ON FEBRUARY 11, 2014**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of August, 2021.

_____
Notary Public

My commission expires: My Commission Expires February 26, 2023

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **NEITH ELIZABETH VALLARINO, TRUSTEE OF THE NEITH ELIZABETH VALLARINO REVOCABLE TRUST ESTABLISHED ON FEBRUARY 11, 2014**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of August, 2021.

Notary Public

My commission expires: February 26, 2023

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the 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 08/19/2021 (date ~~of document~~).

Affiant Signature

08/19/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 19th day of August, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025