BOX 10-A

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Joseph D. Fecci
1125 39th Avenue North
Nashville, TN 37209
SEND TAX BILLS TO:
Preferred Rate
2055 N Mt Juliet Rd, Ste. #100
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 715772 DEEDWARR
09/14/2021 03:58:30 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20210914-0123465

WARRANTY DEED

(Map 091-04-0; Parcel 071.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **ALEJANDRO ACIERTO AND ROBERT E. JOHNSON NKA ROBERT E. ACIERTO, A MARRIED COUPLE,** hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **JOSEPH D. FECCI, UNMARRIED,** hereinafter referred to as "Grantee", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND located in Davidson County, State of Tennessee, being all of Lot No. 2, on the Plan of Section One, University Heights, of record in Book 1424, Page 105, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Alejandro Acierto and Robert E. Johnson, a married couple, as tenants in common with right of survivorship, by Warranty Deed dated November 6, 2018 from Doug Brooks, a married man, recorded November 7, 2018, in Instrument Number 20181107-0110498, in the Register's Office of Davidson County, Tennessee. Robert E. Johnson is now known as Robert E. Acierto, his married name.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 1125 39th Avenue North, Nashville, TN 37209.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors 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 as noted herein, and for the 2021 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands and signatures on this the 9th day of September, 2021.

Alejandro Acierto

Robert E. Johnson NKA Robert E. Acierto

STATE OF ARIZONA)
COUNTY OF Maricopa)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alejandro Acierto and Robert E. Acierto, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of September, 2021.

Notary Public

My Commission Expires: 1/16/2023

(SEAL)

COLE HOLLAND
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 558091
Expires January 16, 2023

AFFIDAVIT

STATE OF AZ)
COUNTY OF Maricopa

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $305,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 9th day of September, 2021.

Notary Public

My commission Expires: 1/16/2023

COLE HOLLAND
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 558091
Expires January 16, 2023

File No. GTS1-2021-535