Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Name and Address of New Owner:
Donald DiLucchio
1125 Stainback Avenue
Nashville, TN 37207

Send Tax Bills To:
Donald DiLucchio
1042 Weston Court
Brentwood, TN 37027

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 724850 DEEDWARR
09/27/2021 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20210927-0129653

Map & Parcel No: 082-03-0-371.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **ERBan Commercial Realty, L.P.**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Donald DiLucchio, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 51 on the Map of Sharpe and Horn's First Addition to Edgefield, now East Nashville, as of record in Book 57, page 152, Register's Office for said County. Said Lot No. 51 fronts 50 feet on the East side of Stainback Avenue and runs back between parallel lines 153 feet more or less, along the South margin of Scott Avenue, to an alley in the rear.

Being the same property conveyed to E. R. Buchi by Special Warranty Deed from Secretary of Veterans Affairs, an Officer of the United States of America, of record in Book 9162, page 97, Register's Office for Davidson County, Tennessee, dated November 17, 1993 and recorded on November 23, 1993. (Value or consideration shown in aforementioned deed $5,000.00.)

Being the same property conveyed to Russell Buchi, Jr., 30 percent interest, by Quitclaim Deed from E. R. Buchi, of record in Book 9880, page 696, Register's Office for Davidson County, Tennessee, dated December 04, 1995 and recorded on December 06, 1995. (Value or consideration shown in aforementioned deed $62,215.00.)

Being the same property conveyed to Russell Buchi, Jr., 30 percent interest, by Quitclaim Deed from E. R. Buchi, of record in Book 10023, page 50, Register's Office for Davidson County, Tennessee, dated April 19, 1996 and recorded on April 22, 1996. (Value or consideration shown in aforementioned deed $62,215.00.)

Being the same property conveyed to E. R. Buchi, Sr. by Quitclaim Deed from Russell Buchi, Jr., of record in Book 11277, page 903, Register's Office for Davidson County, Tennessee, dated December 30, 1998 and recorded on December 31, 1998. (Value or consideration shown in aforementioned deed $27,141.00.)

Being the same property conveyed to ERBan Commercial Realty, L.P. by Quitclaim Deed from E. R. Buchi, Sr., of record in Book 11277, page 906, Register's Office for Davidson County, Tennessee, dated December 31, 1998 and recorded on December 31, 1998. (Value or consideration shown in aforementioned deed $0.00.)

Being also known as 1125 Stainback Avenue, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID

REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of September, 2021.

Erban Commercial Realty L.P., a Tennessee Partnership

By: Sharon Buchi Tillman, President (SEAL)
Sharon Buchi Tillman, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Erban Commercial Realty L.P., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

SARAH LILE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Witness my hand and seal this 23rd day of September, 2021.

Notary Public
My commission expires: 5-5-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $420,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
23rd day of September, 2021.

Notary Public
My commission expires:_____

EMILY MANNO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-05-2025

File No. ST-21-1827

Certificate of Authenticity

I, Elizabeth Yerger, 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 **September 23, 2021**.

Date

Affiant Signature

September 23, 2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **23rd** day of **September**, 20**21**.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON