WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF OCTOBER, 2021.

Notary Public

LINDSAY M. BLAKELY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/02/2024 DAVIDSON COUNTY

MY COMMISSION EXPIRES:

JM-EXP-21-201-6-0

Karen Johnson Davidson County
Batch# 743260 DEEDWARR
10/25/2021 02:42:21 PM 2 pgs
Fees: $13.00 Taxes: $675.25

20211025-0143350

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cody Domenick Gentile	**Citizens Bank N. A.**	
(NAME)	(NAME)	
201 Acklen Park Drive	**P.O. Box 202060**	**104-02-0A-006.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203-1126	**Florence, SC 29502**	
(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 consideration, the receipt of which is hereby acknowledged, **BICKELCHICK INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CODY DOMENICK GENTILE, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 6 on the Plan of Acklen Place Condominium, a Horizontal Property Regime, of record in Plat Book 5200, page 503, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more full and complete description of said Unit.

Being the same property conveyed to Bickelchick Investments LLC, a Tennessee Limited Liability Corporation by Quitclaim deed from Jacob A. Bickelman and his wife, Morgan Chick, and Marshall Chick, a single man of record in Instrument No. 20171218-0128529 Register's Office for Davidson County, Tennessee, dated October 02, 2017 and recorded on December 18, 2017.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 5200, Page 503, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Acklen Place Condominium of record in Book 6045, Page 173, Book 6561, page 954 and Book 11237, page 290, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7011, Page 177, in the Register's Office for Davidson County, Tennessee.
- Charter of Incorporation of Acklen Place, Inc. of record in Book 6053, Page 803, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **201 Acklen Park Drive, #6, Nashville, Tennessee 37203-1126**.

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), their heirs and 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), their heirs and 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.

Witness my/our hand(s) this the 20th DAY OF OCTOBER, 2021.

Bickelchick Investments, LLC

BY: _____
Jacob Bickelman
Authorized Member

STATE OF ~~TENNESSEE~~ Maine
COUNTY OF ~~DAVIDSON~~ Cumberland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACOB BICKELMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of BICKELCHICK INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th of October, 2021.

_____
Notary Public
My Commission Expires: July 7, 2023
(SEAL)

MARY METCALF
NOTARY PUBLIC
My Comm. Exp.
Jul 7, 2023
MAINE

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212