Karen Johnson Davidson County
Batch# 769646 DEEDWARR
12/08/2021 08:55:30 AM 4 pgs
Fees: $23.00 Taxes: $2,867.50
20211208-0162564

# WARRANTY DEED

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

STATE OF TENNESSEE, COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $775,000.00.

Affiant

Subscribed and sworn to me on _____ day of December, 2021.

Emily Manno
NOTARY PUBLIC

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLEY (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #: 35347A

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Sean Roy and Rosanne Palmisano<br>4403B Illinois Avenue<br>Nashville, TN 37209 | New owner<br>P.O Box 20648<br>Brentwood, TN 37024 | 091-12-0-358.00 |

**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, **CHOWCH, GP,** a Tennessee general partnership, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **SEAN ROY AND ROSANNE PALMISANO**, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

**Land in Davidson County, Tennessee being Lot No 310 of Block 43, Plan No. 1, West Nashville, of record in Book 57, Page(s) 74 and 75, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 310 fronts together 60 feet on the South side of Illinois Avenue and run back between parallel lines, 150 feet to an alley.**

**Being a portion of the same property conveyed to Chowch, GP, a Tennessee general partnership, by Warranty Deed from Ronald Throneberry, as Executor and Sole Heir of the Estate of Bobbie Sue Throneberry, of record as Instrument No. 20201007-0116288, Register's Office for Davidson County, Tennessee.**

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

1. **2021 property taxes which have been prorated by the parties and assumed by the Grantees.**
2. **Subject to all matters shown on the Plan of record in Plat Book 57, Page (s) 74 and 75, Register's Office for Davidson County, Tennessee.**
3. **Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and right of ways for public utilities applicable to this property.**

**This property is also known as improved property located at 4403B Illinois Avenue, 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 GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 hand this 3RD day of December, 2021.

**CHOWCH, GP, A TENNESSEE GENERAL PARTNERSHIP**

Brian F Neihoff

**BY: BRIAN F. NEIHOFF**
**ITS: PARTNERSHIP REPRESENTATIVE**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public of said County and State, personally appeared Brian F. Neihoff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Partnership Representative of CHOWCH, GP a Tennessee general partnership, the within named bargainor, and that he as such Partnership Representative executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Partnership Representative.

Witness my hand and seal, this 3RD day of December, 2021.

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 08, 2022

Notary Public, State of Tennessee

My Commission Expires: _____

Certificate of Authenticity

I, Emily Manno, 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 12/3/21.

Date

Affiant Signature

12/3/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of December, 2021.

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