THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211138666** Karen Johnson Davidson County Batch# 771138 DEEDWARR 12/09/2021 12:32:15 PM 2 pgs Fees: $13.00 Taxes: $4,255.00 20211209-0163448	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,150,000.00. Affiant Subscribed and sworn to before me, this 8th day of December, 2021. Notary Public My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAR 06, 2024

WARRANTY DEED

Address New Owner: Georgia Mae Howe 1302 Clayton Avenue Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 08 0 166.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chadwick Warrix and Lora Warrix, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Georgia Mae Howe**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 193 on the Plan of Victoria Place of record in Plat Book 332, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chadwick Warrix and wife, Lora Warrix, by Warranty Deed from Daniele M. Pellegrini, Trustee, and Ivan A. Sacks, Trustee, the Trustees of the Pellegrini 2006 Family Trust under Agreement dated December 28, 2006, of record in Instrument No. 20210406-0044885, in the Register's Office of Davidson County, Tennessee, dated April 5, 2021 and recorded on April 6, 2021.

Being the same property conveyed to Daniele M. Pellegrini, Trustee, and Riccardo G. Pellegrini, Trustee, the Trustees of the Pellegrini 2006 Family Trust under agreement dated December 28, 2006 of record in Instrument No. 20160126-0007392, in the Register's Office of Davidson County, Tennessee, dated January 25, 2016, and recorded on January 26, 2016. Riccardo G. Pellegrini has resigned as Trustee and has been replaced by Ivan A. Sacks, as Trustee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Victoria Place, as recorded in Plat Book 332, Page(s) 10.

This is improved property located at 1302 Clayton Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of December, 2021.

Chadwick Warrix

Lora Warrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chadwick Warrix and Lora Warrix, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of December, 2021.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2022