PREPARED BY (AND RETURN TO):

Wilkins and Ivey Attorneys at Law

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 62175

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Patrizio Murdocca 301 22nd Ave N Apartment 401 Nashville, TN 37203	Studio Bank 124 12th Ave S. Suite 400 Nashville, TN 37203

TAX MAP PARCEL NUMBERS: 103020X00200CO

Karen Johnson Davidson County
Batch# 783280 **DEEDWARRSP**
01/03/2022 01:35:52 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00

20220103-0000577

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$460,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew N. Stell and Lisa Todd, as joint tenants with rights of survivorship,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patrizio Murdocca**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit B as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 266 White Bridge Pike of record in Inst. No. 20170803-0079428, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Matthew N. Stell, an unmarried man, and Lisa Todd, a married woman, by Warranty Deed from Seth Martin, an unmarried man, dated December 17, 2018 and recorded on December 21, 2018, of record in Inst. No. 20181221-0124288, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 266 White Bridge Pike of record in Inst. No. 20170803-0079428, Register's Office for said County, to which Plan reference is made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20170803-0079438, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Restrictions of record in Book 2541, page 577, said Register's Office; All matters shown on Book 2330, page 95, said Register's Office; Charter of Homes at 266 White Bridge Pike HOA, Inc., of record in Inst. No. 20170803-0079437.

This instrument is executed on behalf of Matthew N. Stell and Lisa Todd by Stephanie Self pursuant to a Power of Attorney executed by them on the 29th day of November, 2021, of record in Instrument No. 20220103-0000574, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 266 A White Bridge Pike, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons claiming by or through the acts of Grantor while in title to the property.

WITNESS THE EXECUTION HEREOF this 30th day of December, 2021.

Matthew N Stell by Stephanie Self, AIF Lisa Todd by Stephanie Self, AIF

Matthew N. Stell by Stephanie Self, Attorney-In-Fact **Lisa Todd by Stephanie Self, Attorney-In-Fact**

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Stephanie Self**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Matthew N. Stell and Lisa Todd**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 30th day of December, 2021.

Notary

My Commission Expires: 1/3/2023

SARAH GRISSOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $460,000.00.

Affiant

Sworn and subscribed before me this 30th day of December, 2021.

Notary

My Commission Expires: 1/3/2023

SARAH GRISSOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

EXHIBIT "A"
To
Warranty Deed

FROM: Matthew N. Stell and Lisa Todd

TO: Patrizio Murdocca

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Stephanie Self, Affiant

Sworn to and subscribed before me this 30th day of December, 2021.

Notary Public

My Commission Expires: 1/3/2023

SARAH GRISSOM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023