WARRANTY DEED

Karen Johnson Davidson County
Batch# 785688 DEEDWARR
01/10/2022 09:33:30 AM 2 pgs
Fees: $13.00 Taxes: $3,052.50
20220110-0002444

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF Dec., 2021

Notary Public

MY COMMISSION EXPIRES: 10-20-24

(AFFIX SEAL)

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

MST 2021-1822

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Marshall LLC	Same as New Owner	115-00-0-009.00
(NAME)	(NAME)	
PO Box 2142		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37024		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Maria Cavallo, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Marshall LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Lot No. 2 on the Plan of Paul Davis Property, of record in Plat Book 4955, page 11, Register's Office for Davidson County, Tennessee, and revised in Book 5210, page 105, said Register's Office, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Maria Peters and Anthony Cavallo, wife and husband by Warranty deed from Annie Mai Davis and Forest Gayle Davis and Richard L. Davis and Robert B. Davis, Heirs at Law of Paul D. Davis, deceased of record in Instrument No. 20070925-0114373 Register's Office for Davidson County, Tennessee, dated September 21, 2007 and recorded on September 25, 2007.

Being the same property conveyed to Anthony Cavalla and Maria Cavalla, husband and wife as joint tenants with right of survivorship by Quitclaim deed from Maria Cavalla formerly known as Maria Peters and Anthony Cavalla, wife and husband of record in Instrument No. 20160603-0056151 Register's Office for Davidson County, Tennessee, dated May 20, 2016 and recorded on June 03, 2016. Note: Certification of Death for Anthony Cavallo Recorded on April 17, 2020, in Instrument No. 20200417-0040255.

Subject to: Property taxes have been prorated and assumed by Grantee for 2021 and forward, Subject to all matters shown on the Plan of record in Plat Book 4955, Page 11 and Revised in Plat Book 5210, Page 105, Register's Office for Davidson County, Tennessee.

This property, known as 1008 Salyer Drive, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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/our hand(s) this 28th DAY OF Dec, 2021.

M. Cavallo

Maria Cavallo

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Maria Cavallo**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of December, 2021.

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025

Notary Public My commission expires: 1-26-25

True Copy Certification

I, Yvette Meldrum, 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 DEC. 28, 2021.

Affiant Signature _____ DEC. 28, 2021

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 28th day of DEC. 2021.

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025

Notary's Signature MY COMMISSION EXPIRES: 1-26-25