Karen Johnson Davidson County
Batch# 788742 DEEDWARR
01/12/2022 01:12:39 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20220112-0004412

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Memphis Investments Properties III LLC 4701 Summers Avenue Memphis, TN 38122	Memphis Investments Properties III LLC 4701 Summers Avenue Memphis, TN 38122	107-14-0-119.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Richard Delrossi, an unmarried man and Matthew Delrossi, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Memphis Investments Properties III LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Miro Meadows of record in Plat Book 1424, Page (s) 94 and 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 163 fronts 70 feet on the west side of Kipling Drive and runs back between parallel lines 143 feet to a dead line.

Being the same property conveyed to Richard Delrossi by Warranty deed from Shaun Donovan, The Secretary of Housing and Urban Development of record in Instrument No. 20120925-0087170 Register's Office for Davidson County, Tennessee, dated September 13, 2012 and recorded on September 25, 2012.

Being the same property conveyed to Richard Delrossi, an unmarried man, and Matthew L Delrossi, a single man, by Quit Claim deed from Richard Delrossi, an unmarried man, of record in Instrument No. 20170324-0028931 Register's Office for Davidson County, Tennessee, dated March 20, 2017 and recorded on March 24, 2017.

This conveyance is subject to all conditions, covenants, restrictions, easements & planning documents of record not stated herein, current year's real property taxes & all subsequent year's real property taxes, liens not yet due or payable, Register's Office for Davidson County, Tennessee.

Being also known as 1003 Kipling Drive Nashville, Tennessee 37217.
(Address for Informational Purposes Only).

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LR-MIP-21-1003

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10 day of January, 2022.

_____(SEAL)
Matthew Delrossi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of January, 2022, before me personally appeared Matthew Delrossi, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of January, 2022.

_____
Notary Signature
My commission expires: 10 · 12 · 2024

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $225,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
10th day of January, 2022.

_____
Notary Public
My commission expires: 9/20/25
File No. 2021-855

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of January, 2022.

Richard Delrossi (SEAL)
Richard Delrossi

STATE OF Virginia
COUNTY OF Hanover

On this 10th day of January, 2022, before me personally appeared Richard Delrossi, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of January, 2022.

Notary Signature
My commission expires: 08/31/2022

Andrew Ray Yon
REGISTRATION NUMBER
7759341
COMMISSION EXPIRES
August 31, 2022

Notarized online using audio-video communication

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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(Affiant)

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Notary Public
My commission expires: 9/20/25
File No. 2021-855

LAUREN REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025