WARRANTY DEED

Karen Johnson Davidson County
Batch# 802985 **DEEDWARR**
02/09/2022 03:49:42 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20220209-0015265

O-GF-22-0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LOGAN C. E. BELL TENNESSEE NOTARY PUBLIC My Comm Exp. 06/11/2023 COUNTY OF HEATHAN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Kirolos Hanna	New Owner	
(NAME) 1204 Twin View Dr Murfreesboro TN 37128	(NAME)	**10302006600 10302006700 10302006800 10302006900**
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GREG FARRICIELLI, AN UNMARRIED MAN** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KIROLOS HANNA,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a tract of land lying in the 24th Council District of Davidson County, Nashville, Tennessee, and being a portion of Lot 20 of C. C. Vemon's Farm as recorded in Book 161, Page 164, Register's Office of Davidson County, Tennessee (RODC). Said tract being bounded on the west by the eastern right of way (ROW) of White Bridge Pike (State Route 155), bounded on the north by White Bridge Properties, LLC as recorded in Instrument Number 201810150101852, RODC, bounded on the east by Mark Byrnes and Kathryn Gingerich as recorded in Instrument Number 201505070041726, RODC, by 223 Orlando Townhomes as recorded in Instrument Number 201507220072021, RODC, by Urvashi Lai as recorded in Instrument Number 202009220108695, RODC, by Laurie M. Conners as recorded in Instrument Number 201804030030944, RODC, by Brian Smith as recorded in Instrument Number 200604120042163, RODC, and by Patricia McBee as recorded in Instrument Number 201905200047359, RODC, and bounded on the south by Tommy and Kristi McDougal as recorded in Instrument Number 201501120003322, RODC. Said tract being more particularly described as follows: POINT OF BEGINNING being a found p.k. nail with "CHERRY" washer lying on said eastern ROW of White Bridge Pike, being the northwest corner of said McDougal, and being the southwest corner of the tract being described herein; thence along said eastern ROW of White Bridge Pike North 03°21'58" East 259.19 feet to a found '/2" iron rod; thence leaving said ROW and along the common line of said White Bridge Properties, LLC South 84°39'09" East 194.07 feet to a found iron rod with "CHERRY" cap; thence along the common line of said Byrnes and Gingerich, 223 Orlando Townhomes, Lai, Conners, Smith and McBee South 09°43'40" West 270.01 feet to a found iron rod with "ANDERSON DELK" cap; thence along the common line of said McDougal North 81°06'29" West 164.81 feet to the point of beginning. Tract contains 47,383 square feet or 1.09 acres. Bearings based on Tennessee State Plane Coordinate System.

Being the same property conveyed to Greg Farricielli by Warranty Deed from Bonnie Small, Administrator of the Estate of Sylvia Rose Barish, individually and as Attorney-In-Fact for the Heirs at Law of Sylvia Rose Barish: Arlenc„Newsome, Marla Burns, Bonnie Small, Frances Prince, Barbara Jaffe, Madelon Jaffe Gryll, Sally Schwartz Alterman, Constance (Connie) Lapidus Simmons, Steven Sloan, Rachel Cohen (minor child), Douglas J. Lapidus, Susan Lapidus Katz, Jill H. Fondiller, Stuart E. Morrison, together with Dina Barish (beneficiary under the Will of David Barish) of record in Instrument No. 20190403-0030466, Register's Office for Davidson County, Tennessee

This conveyance is subject to:
• Taxes for the year 2022 and subsequent years, a lien but not yet due and payable.
• All matters shown on the Plan, with Owners Certificate, of record in Book 161, Page 164, said Register's Office
• Parcel #10302006600: A Permanent easement to the Metropolitan Government of Nashville and Davidson County, Tennessee, by Order of Record in Book 5635, Page 743 and Agreed Final Order of Record in Book 5670, Page 621, said Register's Office.

• Parcel # 10302006700: Easement for the flow of Richland creek over so much of the premises as may lie therein;
• Parcel # 10302006700: Easement vested in the Metropolitan Government of Nashville and Davidson County, Tennessee, by Order of record in Book 5635, page 747 and Agreed Final Order of record in Book 5670, Page 618, said Register's Office.

• Parcel # 10302006900: Easement for the flow of Richland Creek over so much of the premises lie therein
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **0 White Bridge Pike, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 1ST DAY OF FEBRUARY, 2022.

Greg Farricielli by Brian Mitchell, attorney in fact
Greg Farricielli, by his attorney in fact, Brian Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN MITCHELL , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of GREG FARRICIELLI, and who acknowledged he/she/they executed the same as the free act and deed of the said GREG FARRICIELLI.

Witness my hand and official seal, this the 1st of February, 2022.

Stacey Denson Palmer
Notary Public
My Commission Expires: _____
(SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires 01/09/2023 DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212