Karen Johnson Davidson County
Batch# 818656 DEEDWARR
03/09/2022 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220309-0027166

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $350,000.00. Affiant Subscribed and sworn to before me, this the 24th day of February, 2022. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Chris Marchetti and Gina Marchetti	New Owner(s)	091-12-0-231.00
509 Clematis Drive		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ERICA SCHERLE AND JAMES WITHERS, TRUSTEES OF 614 41ST AVENUE TRUST DATED FEBRUARY 4, 2020**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRIS MARCHETTI AND GINA MARCHETTI, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, Being Lot No. 8 on the unrecorded map showing Harwell's Subdivision of parts of certain lots of the Clifton Plan, of record in Book 21, page 35, R.O. D.C Tennessee. the land being part of Lot No. 7 of said Clifton Plan, and described as follows; Beginning at a point in the Easterly margin of 41st Avenue North, formerly Bass street, 350 feet North of Correy Street, thence Northerly along the Easterly margin of 41st Avenue, North, 50 feet to a point; thence Easterly 200 feet to a point, thence Southerly 50 feet, thence Westerly 200 feet to a point of beginning.

Being the same property conveyed to Eugene Nelson by Special Warranty deed from NationsCredit Financial Services Corporation of record in Instrument No. 20130221-0017452 Register's Office for Davidson County, Tennessee, dated January 31, 2013 and recorded on February 21, 2013.

Being the same property conveyed to James Withers and Erica Scherle, trustee of The 614 41st Ave. Trust by Quit Claim deed from Eugene Harris Nelson of record in Instrument No. 20200205-0013340 and Scrivener' s Affidavit of Correction recorded in Instrument No. 20211026.0143687 Register's Office for Davidson County, Tennessee, dated February 04, 2020 and recorded on February 05, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 614 41st Avenue North, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of February, 2022.

614 41st Avenue Trust, dated February 4, 2020

By: _____, TRUSTEE
Erica Scherle, Trustee

By: _____, TRUSTEE
James Withers, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Erica Scherle and James Withers, Trustees of 614 41st Avenue Trust dated February 4, 2020, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of February, 2022.

_____
Notary Public

My Commission Expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 03/01/2022 ____ (date of ~~document~~).

Affiant Signature

03/01/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 1 day of March, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025