Karen Johnson Davidson County
Batch# 818791 DEEDWARR
03/09/2022 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,897.10
20220309-0027331

WARRANTY DEED

OLIVIA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $783,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nicholas James Caprioli	Same	103 02 3 B -012.00-CO
(NAME)	(NAME)	
107 Demoss Road, Number 4		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tennessee Avenue Development, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nicholas James Caprioli, an unmarried man,** 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 **Unit No. 12** on the Plan of Demoss Hills, a Horizontal Property Regime with Private Elements of record in Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180416-0035309, amended in Instrument No. 20180502-0041768, Instrument No. 20180510-0044708, Instrument No. 20200625-0068622, and Instrument No. 20210222-0020689 in the Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to John E. Coleman by Warranty Deed from Henry S. Hood and Sarah J. Hood, husband and wife of record in Instrument No. 20180108-0002369, Register's Office for Davidson County, Tennessee, dated January 5, 2018 and recorded on January 8, 2018. (Value of consideration shown in aforementioned deed $550,000.00.)

Being a portion of the same property conveyed to Tennessee Avenue Development, LLC, by Quitclaim Deed from John E. Coleman of record in Instrument No. 20180108-0002371, Register's Office for Davidson County, Tennessee, dated January 5, 2018 and recorded on January 8, 2018. (Value of consideration shown in aforementioned deed $0.00.) Being known as 107 Demoss Road, #4, Nashville, Tennessee 37209.

unimproved ☐

This is improved ☑ property, known as 107 Demoss Road, Number 4, Nashville, TN 37209
(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 hands this 1st day of March, 2022.

Tennessee Avenue Development, LLC, a Tennessee Limited Liability Company

By: _____
John E. Coleman, Chief Manager

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, John C. Coleman with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager of Tennessee Avenue Development, LLC, a Tennessee Limited Liability Company and that he as such Chief Manager executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Chief Manager.

WITNESS my hand and seal this 1st day of March, 2022.

_____
Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025



File No.: 22-Caprioli

Tennessee Certification of Electronic Document

I, Olivia Pedigo, 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 correct copy of the original document executed and authenticated according to law on this 1 day of March ,2022.

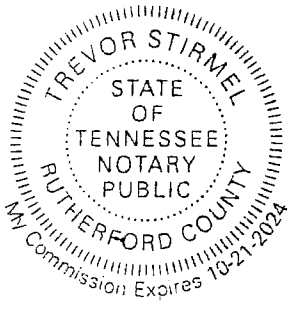
Olivia Pedigo
Signature

3-1-22
Date

State of Tennessee

County of Rutherford

Personally appeared before me, Trevor Stirmel, a notary public for this county and state, Olivia Pedigo, who acknowledges that this certification of an electronic document is true and correct and whose signature have witnessed. Sworn and subscribed before me this 1 day of March , 2022.



Notary Signature

MY COMMISSION EXPIRES: 10-21-2024

NOTARY"S SEAL

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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