THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36938-02-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. Affiant Subscribed and sworn to before me this 18th day of March, 2022. Notary Public My Commission Expires 5-2-22

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Kevin M. Pietruszka 1235 McAlpine Avenue Nashville, TN 37216	same as above	Map and Parcel No.: 06116001500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jonathan Dill and Elizabeth Dill, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kevin P. Pietruszka, an unmarried man** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1235 McAlpine Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 828578 DEEDWARR
03/25/2022 10:44:14 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50

20220325-0034688

T.P. 22 1235

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of March, 2022.

Jonathan Dill

Elizabeth Dill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 18th day of March, 2022.

Notary Public

My Commission Expires:

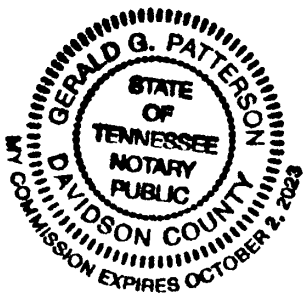


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 12, on the Map of Chappell Subdivision of the Monte Vista Plan, of record in Plat Book 421, Page 143, said Register's Office, to which reference is hereby made for a more complete and accurate description, and described according to a survey dated January 17, 1940, by Blanchard & Parrish, Engineers.

SAID Lot No. 12 fronts 50 feet on the North margin of McAlpine Avenue and extends back 170 feet to a line.

Being the same property conveyed to Jonathan Dill and Elizabeth Ortegel, both unmarried, as joint tenants with rights of survivorship, by deed dated September 13, 2013 from Sharon Holt, married, of record in Instrument No. 20130919-0098956, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 9, 2017 of record in Instrument No. 20171031-0111479. Register's Office for Davidson County, Tennessee, Jonathan Dill and Elizabeth Ortegel, N/K/A Elizabeth Dill, husband and wife, conveyed subject property to Jonathan Dill and Elizabeth Dill, husband and wife, as joint tenants with the right of survivorship,

This conveyance is made subject to:

1. 2022 County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 421, Page 143, Register's Office for Davidson County, Tennessee.