Name and Address of New Owner:
Kevin Daniele and Megan Daniele
1018 Warren St.
Nashville, TN 37208

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 833777 DEEDWARR
04/04/2022 09:48:26 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20220404-0038480

Map & Parcel No: 082-13-0K-112.00-CO

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, **Brandis Lynn Blodgett, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kevin Daniele, a married man,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain Condominium apartment in Davidson County, Tennessee, described as follows, to-wit being Unit No. 112 of The Elliott School Condominiums, as shown on the Plat of record on Exhibit C to the Master Deed of The Elliott School Condominiums, of record in Instrument Number 20210603-0074528, in the Register's Office for said County, to which plan reference is here made, together with all rights and obligations appurtenant thereto as set forth in said Master Deed.

Being a portion of the same property conveyed to Mainland Germantown LLC, a Tennessee limited liability company by Special Warranty Deed from Centerstone of Tennessee INC., a Tennessee non-profit corporation formerly known as Centerstone Community Mental Health Centers Inc and successor in interest by merger to Dede Wallace Center of record in Instrument No. 20151020-0106754 Register's Office for Davidson County, Tennessee, dated October 15, 2015 and recorded on October 20, 2015. (Value or consideration as shown in aforementioned deed $5,800,000.00.)

Being a portion of the same property conveyed to Mainland Germantown LLC, a Tennessee limited liability company by Quitclaim Deed from Centerstone of Tennessee INC, a Tennessee non-profit corporation formerly known as Centerstone Community Mental Health Centers, Inc and successors in interest by merger to Dede Wallace Center, of record in Instrument No. 20151020-0106755, Register's Office for Davidson County, Tennessee, dated October 15, 2015 and recorded on October 20, 2015. (Value or consideration as shown in aforementioned deed $0.00.)

Being the same property conveyed to Brandis Lynn Blodgett, an unmarried woman, by Special Warranty Deed from Mainland Germantown LLC, a Tennessee limited liability company, of record in Instrument No. 20211021-0141405, Register's Office for Davidson County, Tennessee, dated October 14, 2021 and recorded on October 21, 2021. (Value of consideration shown in aforementioned deed $259,000.00.)

FOR INFORMATIONAL PURPOSES ONLY: Being also known as 601 Madison Street, Unit 112, Nashville, Tennessee 37208.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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

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 31st day of March, 2022.

(SEAL)
Brandis Lynn Blodgett

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 Brandis Lynn Blodgett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of March, 2022.

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 3/3/25

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 $305,000.00, 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
31st day of March, 2022.

Notary Public
My commission expires: 6-24-2023

April G. Nichols
State of Tennessee Notary Public
Williamson County

File No. GNT-22-2032