WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-19-2025

(AFFIX SEAL)

LR-RCR-22-3309

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)
Daniel Milan Puzzo	Amerisave Mortgage Corporation	
(NAME) **3309 Eaglewood Lane**	(NAME) 3525 Piedmont Rd NE, 8 Piedmont Ctr Suite 600	**050 11 0 051.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) Atlanta, GA 30305	
(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, **MEMPHIS INVESTMENT PROPERTIES III, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL MILAN PUZZO,** 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:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 596 on the Plan of Section Four, Parkwood Estates, of record in Plat Book 3300, Pages 79 and 80, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 596 fronts 75 feet on the Westerly side of Eaglewood Lane and extends back between lines, 137 feet on the Northerly side and 136.86 feet on the Southerly side to a line in the rear measuring 75 feet thereon.

Tract 2:

Land in Davidson County, Tennessee, being Reserve Parcel G as shown on the Plan of Section Four, Parkwood Estates, of record in Plat Book 3300, Pages 80, said Register's Office.

Said Reserve Parcel G fronts 45.35 feet on the Westerly margin of Eaglewood Lane and extends back 137.0 feet on the Southerly line and 138.0 feet on the Northerly line to a line in the rear measuring 30.3 feet thereon.

Being the same property conveyed to Memphis Investment Properties III, LLC, a Tennessee Limited Liability Company, by Warranty Deed from James K. Agee and wife, Geneva J. Agee, of record in Instrument No. 20210915-0123767, in the Register's Office of Davidson County, Tennessee, dated September 08, 2021 and recorded on September 15, 2021.

This conveyance is subject to:
- Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Four, Parkwood Estates, as recorded in Plat Book 3300, Page(s) 79 and 80.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3434, Page 270.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3309 Eaglewood Lane, Nashville, Tennessee 37207**.

Karen Johnson Davidson County
Batch# 835134 DEEDWARR
04/06/2022 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20220406-0039588

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 28 DAY OF MARCH, 2022.

Memphis Investment Properties III, LLC

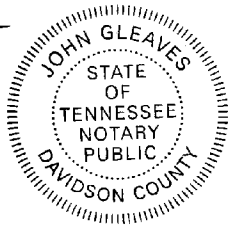
BY: _____
Mark Hart
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK HART, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of MEMPHIS INVESTMENT PROPERTIES III, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of March, 2022.

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)



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

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 March 28, 2022.

Affiant Signature

March 30, 2022
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 30th day of March, 2022.

Notary Public

(SEAL)

My Commission Expires: 1-19-2025

ROBYN DUDRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

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