THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Davidson
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $1,270,000.00 Tracey Perry Affiant Subscribed and sworn to before me, this 8 day of April, 2022. M. Catherine Clearwater Notary Public My Commission Expires: 1-6-25

Karen Johnson Davidson County
Batch# 838931 DEEDWARR
04/13/2022 10:08:44 AM 2 pgs
Fees: $13.00 Taxes: $4,699.00
20220413-0042718

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Jeanette E. Knox and Walter E. Knox Jr. 1208 A Sigler Street Nashville, TN 37203	New Owner	Tax Parcel ID No. 093-13-0Y-001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CODY SICILIANO AND ERIN CALIPARI, HUSBAND AND WIFE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JEANETTE E. KNOX AND WALTER E. KNOX JR, WIFE AND HUSBAND** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> **Land in Davidson County, Tennessee, being Unit No. A on the Plan of Gulch villas, of record in Exhibit "C" of record in Plat at Instrument No. 20160909-0094947, 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 the same property conveyed to Cody Siciliano and Erin Calipari, husband and wife by Warranty deed from Music City Investments, LLC, Tennessee limited liability company of record in Instrument No. 20171129-**
> **0121626 Register's Office for Davidson County, Tennessee, dated November 24, 2017 and recorded on November 29, 2017. (Value of consideration shown in aforementioned deed $1,000,000.00.) Being also known as 1208 Sigler Street A Nashville, Tennessee 37203.**

This is improved property commonly known as: **1208 A Sigler Street, Nashville, TN 37203**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7 day of April, 2022.

ERIN CALIPARI

~~Cody Siciliano~~ asc by Erin Calipari, attorney-in-fact

Cody Siciliano **CODY SICILIANO BY ERIN CALIPARI, AS ATTORNEY IN FACT**

STATE OF New Jersey)
)
COUNTY OF Ocean)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, , the within named bargainors, **ERIN CALIPARI** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 7 day of April 2022.

REGINA PALONE
Notary Public - State of New Jersey
My Commission Expires Jun 11, 2024

Regina Palone
Notary Public
My Commission Expires: June 11 2024

STATE OF New Jersey)
)
COUNTY OF Ocean)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **ERIN CALIPARI** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **CODY SICILIANO**, as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 7 day of April 2022.

REGINA PALONE
Notary Public - State of New Jersey
My Commission Expires Jun 11, 2024

Regina Palone
Notary Public
My Commission Expires: June 11 2024