Karen Johnson Davidson County
Batch# 840541 DEEDWARR
04/18/2022 11:57:30 AM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20220418-0044234

WARRANTY DEED

JOHN J. MILONE, II

to

BELLVUE 1 HOLDINGS LLC

Parcel: 042-02-0-132.00

Actual Consideration: Zero ($0)
Fair Market Value: $600,000

Grantee's Address:
5513 Merrick Road
Massapequa, NY 11758

Prepared by:
Paula A. Corazza
Ruskin Moscou Faltischek PC
1425 RXR Plaza, East Tower, 15th Floor
Uniondale, NY 11556

Please record and return to:
Bridge Service Corp. #936-05
299 Broadway, Suite 1508
New York, NY 10007

Prepared by:
Ruskin Moscou Faltischek, PC
1425 RXR Plaza
East Tower, 15th Floor
Uniondale, NY 11556

THIS DOCUMENT CREATES LEGAL CONSEQUENCES, WHICH SHOULD BE DEFINED, DISCUSSED, AND CONFIRMED WITH COMPETENT LEGAL REPRESENTATION. THERE IS NOT ANY ASSURANCE TO THE USER THAT THIS DOCUMENT WILL ACCOMPLISH A PARTICULAR LEGAL RESULT OR OBJECTIVE WITHOUT REVIEW OF ALL CIRCUMSTANCES WHICH REQUIRE ITS' COMPLETION.

WARRANTY DEED

THIS INDENTURE, made and entered into this 28 **th day of** January **20**22**,**
by and between John J. Milone, II, having an address at 5513 Merrick Road, Massapequa, NY 11758
hereinafter called Grantor,

and Bellvue 1 Holdings LLC, a New York limited liability company, having an address at 5513 Merrick Rd, Massapequa, NY 11758**,**
hereinafter called Grantee.

WITNESSETH: That for the consideration hereinafter expressed, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real property located, situated and being in the _____(____) Civil District of the County of Davidson**, State of Tennessee, to wit:**

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Cross Timbers, Section 3 of record in Plat Book 4175, Page 21, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Map/Parcel - 142-02-0-132.00.

Being the same property conveyed to the Grantor herein by Beverly Sue Morris by Warranty Deed dated 9-22-2020 and recorded 9-24-2020 as #20200924-0110108

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien, which are assumed by Grantee;

ANY SUBDIVISION RESTRICTIONS, EASEMENTS, AND BUILDING SETBACK LINES;

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

Any reference to recorded instruments is reference to the Register's Office in said County.

THE CONSIDERATION for this conveyance is TEN AND 00/100**Dollars ($10.00) and other good and valuable considerations, the receipt and legal sufficiency of which is hereby acknowledged.**

GRANTOR:

John J. Milone, II

1/28/2022

COMPLIMENTS OF ALLIED TITLE COMPANY... "*GOOD DEEDS ARE OUR BUSINESS.*""
6324 Papermill Drive, Suite D, Knoxville, Tennessee 37919
PHONE: (865) 694-4111/ FAX: (865) 531-2026 / E-Mail: deeds@alliedtitle.com
www.alliedtitle.com

STATE OF ~~TENNESSEE~~ New York, COUNTY OF Suffolk :ss
On this 28 th day of January, 20 22, before me personally appeared John S. Milone II and spouse, ——, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.
My Commission Expires: 26th February 2022, NOTARY PUBLIC

STATE OF NEW YORK)
ss.:
COUNTY OF Suffolk)

On the 28 day of January in the year 2022, before me, the undersigned, a Notary Public in and for said state, personally appeared JOHN J. MILONE, II, personally known to be or proved to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the person or the entity upon behalf of which the person(s) acted, executed the instrument.

Notary Public

GARRETT BRUEN
Notary Public – State of New York
NO. 01BR6371425
Qualified in Suffolk County
My Commission Expires Feb 26, 2022

GARRETT BRUEN
Notary Public, State of New York
No. 01BR6371425
Qualified in Suffolk County
Commission Expires February 26, 2022

****

STATE OF ~~TENNESSEE~~ New York, COUNTY OF Suffolk :ss

I hereby swear or affirm that to the best of the Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is ~~$~~ $600,000.00 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 28 day of Jan., 20 22

——, Notary Public

My Commission Expires: 02/26/2022

RESPONSIBLE TAXPAYER:
John J. Milone, II

PROPERTY ADDRESS:
7401 Harrow Drive
Nashville, Tennessee 37221

FILE NO.:
CLT No.:
MAIL TAX NOTICES TO:
SAME AS ABOVE.
PROPERTY OWNER:

GARRETT BRUEN
Notary Public, State of New York
No. 01BR6371425
Qualified in Suffolk County
Commission Expires February 26, 2022

****

COMPLIMENTS OF ALLIED TITLE COMPANY... "*GOOD DEEDS ARE OUR BUSINESS.*""
6324 Papermill Drive, Suite D, Knoxville, Tennessee 37919
PHONE: (865) 694-4111/ FAX: (865) 531-2026 / E-Mail: deeds@alliedtitle.com
www.alliedtitle.com

Dated: April 4, 2022

I, Francisco Dominguez, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Francisco Dominguez

State of New York

County of New York

Personally appeared before me, Seth Schlusberg, a notary public for this county and state, Francisco Dominguez who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Seth Schlusberg
Notary Public, State of New York
No. 02SC5063251
Qualified in Kings County
Certificate filed in New York County
Commission Expires July 15, 20 22

Notary's Signature

MY COMMISSION EXPIRES: 7-15-22