THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220340358**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $299,000.00. Affiant Subscribed and sworn to before me, this 29th day of April, 2022. Notary Public My Commission Expires: 1-6-25

Karen Johnson
Batch# 850041
05/03/2022 11:49:04 AM
Fees: $13.00 Taxes: $1,106.30

Davidson County
DEEDWARR
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STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY M. CATHERINE CLEARWATERS

WARRANTY DEED

Address New Owner: John Paul Gradone, Jr and Joel Peterson Morley 2013 Benjamin Street Nashville, TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 133-03-0-126.00

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, **Michael P. Bilicki, Executor of the Estate of John Frederick Bilicki** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joel M. Peterson Morley and John P. Gradone, Jr.,** ("Grantees"), their 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 Lot No. 165 on the Plan of Glencoe Acres, Section II of record in Plat Book 1835, Page 136, 137 and 138, 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 John F. Bilicki, unmarried by Warranty deed from Barbara C. Rufle, the said Barbara C. Rufle is unmarried, of record in Instrument No. 20040224-0021089 Register's Office for Davidson County, Tennessee, dated February 13, 2004 and recorded on February 24, 2004. John F. Bilicki having died on or about October 1, 2021, leaving a Probate at Docket No. 21P2403, in the Seventh Circuit Court for Davidson County, Tennessee, at Nashville. Order to Probate Last Will and Testament appointed Michael P. Bilicki as Executor of the Estate of John Frederick Bilicki.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 1835, Pages 136, 137 and 138, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1785, Page 495, amended in Book 2088, Page 534 and Book 2105, Page 633, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Utility Easement of record in Book 2099, Page 408, in the Register's Office for Davidson County, Tennessee.

Restrictions and easement of record, including Joint Driveway Easement of record in Book 9142, Page 709, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 3311 Dumas Drive Nashville TN 37211

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 29th day of April, 2022.

Estate of John Frederick Bilicki

By: Michael P. Bilicki, Executor

Michael P. Bilicki, Individually

STATE OF ~~TENNESSEE~~ FL)
COUNTY OF ~~DAVIDSON~~ Hillsborough)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael P. Bilicki, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2022.

Notary Public
My Commission Expires: 7/5/2022

DWAYNE MARTIN
State of Florida-Notary Public
Commission # GG 259285
My Commission Expires
September 17, 2022

STATE OF ~~TENNESSEE~~ FL)
COUNTY OF ~~DAVIDSON~~ Hillsborough)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael P. Bilicki, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executor of the Estate of John Frederick Bilicki, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of April, 2022.

Notary Public
My Commission Expires: 7/5/2022

DWAYNE MARTIN
State of Florida-Notary Public
Commission # GG 259285
My Commission Expires
September 17, 2022