This Instrument Prepared by:
L. Gino Marchetti, Jr.
Taylor, Pigue, Marchetti & Blair, PLLC
2908 Poston Avenue
Nashville, TN 37203
(615) 320-3225

Register's Stamp/Sticker

Karen Johnson Davidson County
Batch# 850052 **DEEDWARR**
05/03/2022 11:56:59 AM 2 pgs
Fees: $13.00 Taxes: $124.21

20220503-0051311

Map/Parcel Nos.:
052 05 0 264.00

New Owner & Send Tax Bills to:
Jeremiah Nathan Sinopoli and Deborah Bond
408 KC Ct
Madison, TN 37115

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HAND IN HAND OPTIONS, INC.**, a Tennessee non-profit corporation (hereinafter the "Grantor"), has this day bargained and sold, and does hereby sell, give, transfer and convey unto **JEREMIAH NATHAN SINOPOLI, an unmarried man, and DEBORAH BOND, an unmarried woman, Tenants in Common with Rights of Survivorship** (hereinafter the "Grantees"), the following described land in Davidson County, Tennessee, to wit:

A tract of land in the second Civil District of Metropolitan Nashville, Davidson County Tennessee, being Lot #3 on the final Plat, Section 2 Resubdivision reserved parcel of Montague Subdivision, a plat of which is of record in Book 7900, Page 321, Register's Office of Davidson County, Tennessee to which reference is made for a more accurate description.

Being part of the same property conveyed to Hand in Hand Options, Inc. by deed from Special Housing Services, Inc. of record in Instrument No. 20201016-0120851, Register's Office for Davidson County, Tennessee.

This property is unimproved property known as 412 K C Court, Madison, TN 37115.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESERVATIONS, NOTES, 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.

TOGETHER WITH any and all rights, privileges, easements, improvements and appurtenances to the same belonging.

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 13th day of April, 2022.

HAND IN HAND OPTIONS, INC.

By: Elise McMillan
Elise McMillan, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for Davidson County, Tennessee, Elise McMillan, with whom I am personally acquainted (or is identified upon basis of satisfactory evidence presented to me), and who, upon oath, acknowledged herself to be the President of Hand In Hand Options, Inc., and that as such President of Hand In Hand Options, Inc., she executed the forgoing instrument for the purposes therein contained, having been fully authorized to do so, by signing her name as President of Hand In Hand Options, Inc.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 13th day of April, 2022.

NOTARY PUBLIC

ANTONIO AGUILAR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

My Commission Expires: 11-3-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or true value, whichever is greater, for this transfer is $33,570.00.

Elise McMillan
AFFIANT

SUBSCRIBED AND SWORN TO before me this 13th day of April, 2022.

NOTARY PUBLIC

ANTONIO AGUILAR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

My Commission Expires: 11-3-2025