Karen Johnson Davidson County
Batch# 853151 DEEDWARR
05/10/2022 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $7,770.00
20220510-0053342

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of April, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2025

File No. RL-22-2287

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greg Farricielli	Same as New Owner	
(NAME)	(NAME)	
732 Inspiration Blvd. #10		060-16-0-008-00, 060-16-0-007-00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Value Thrift Holdings, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Greg Farricielli, unmarried**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract One:

Land in Davidson County, Tennessee, being Lot No. 7 on the Map of Capital View Subdivision, of record in Plat Book 974, Pages 52 and 53, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Value Thrift Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Dixie Angie Mangrum, an unmarried person, of record in Instrument No. 20210927-0129137, Register's Office for Davidson County, Tennessee, dated September 15, 2021 and recorded on September 27, 2021.

Tract Two:

Land in Davidson County, Tennessee, being Lots Nos. 5 and 6 on the Map of Capitol View Subdivision, of record in Plat Book 974, Pages 52 and 53, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Value Thrift Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed from Helen Ann Alexander, Linda Carol Webb and Deborah Sue Taylor Hall of record in Instrument No. 20211112-0151145, Register's Office for Davidson County, Tennessee, dated November 01, 2021 and recorded on November 12, 2021

This is property more commonly known as 2801 and 2803 Dickerson Pike, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 22nd day of April, 2022.

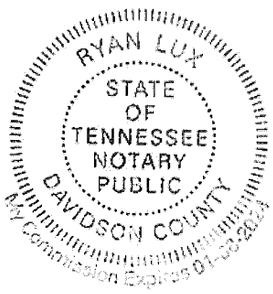
Value Thrift Holdings, LLC, a Tennessee Limited Liability Company

By: _____
By: Value Thrift Manager, LLC, a Tennessee Limited Liability Company, its Manager
By: Tyler Cauble, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tyler Cauble**, with whom I am personally acquainted (or provide to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Value Thrift Manager, LLC, a Tennessee limited liability company, Manager of Value Thrift Holdings, LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of Value Thrift Manager, LLC, a Tennessee limited liability company, Manager of Value Thrift Holdings, LLC, a Tennessee limited liability company, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of April, 2022.



_____
NOTARY PUBLIC
My commission expires:

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **April 22, 2022**.

Affiant Signature

April 22, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

22nd day of **April**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

