WARRANTY DEED

Karen Johnson Davidson County
Batch# 853371 DEEDWARR
05/11/2022 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20220511-0053654

File No. BC-22-2301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of April, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

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
Aligned Realty, LLC	Aligned Realty, LLC	
(NAME)	(NAME)	
1407 Jones Avenue	2109 Early Avenue	071-16-0-026.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37206	
(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, **Thomas J. Rapisarda and Shawnee M. Rapisarda, Trustees of Rapisarda Family 2011 Trust, dated May 31, 2011**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aligned Realty, LLC, a Utah limited liability company**, 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:

Land in Davidson County, Tennessee, being the Southerly 60 feet on the Northerly 325 feet of Lot No. 6 on the Plan of A. B. Spain's Subdivision of the Lischey Gardens of record in Plat Book 161, Page 116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said Lot No. 6 fronts 60 feet on the Easterly side of Jones Avenue and extends back between parallel lines 269 feet to a dead line in the rear, measuring 60 feet thereon.

Included in the above description but excluded therefrom is the following Right-of-Way conveyed by Frank Davenport to Metropolitan Government of Nashville & Davidson County by Warranty Deed dated 10/14/03 and recorded 10/22/03 in Instrument Number 20031022-0156561, described as follows: Beginning at a point in the existing right-of-way of Jones Avenue, 14.49 feet right of station 20+37.84 Project 01-R-05; thence with the Easterly right-of-way of Jones Avenue, North 13 degrees 34 minutes 40 seconds East, 60.32 feet to a point 13.93 feet right of station 20+98.16 Project 01-R-05; thence leaving the Easterly right-of-way of Jones Avenue, South 76 degrees 28 minutes 22 seconds East, 11.07 feet to a point; thence South 14 degrees 06 minutes 34 seconds West, 60.06 feet to a point; thence North 77 degrees 55 minutes 00 seconds West, 10 52 feet to the point of beginning, containing approximately 649.50 square feet, or 0.015 acres.

Being the same property conveyed to Thomas J. Rapisarda and Shawnee M. Rapisarda, as Trustees of the Rapisarda Family 2011 Trust Dated May 31, 2011 by Quit Claim deed from Thomas J. Rapisarda of record in Instrument No. 20200513-0049808 Register's Office for Davidson County, Tennessee, dated May 06, 2020 and recorded on May 13, 2020.

This is property more commonly known as 1407 Jones Avenue, 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 18 day of April, 2022.

Rapisarda Family 2011 Trust

By: _____
Thomas J. Rapisarda, Trustee

By: _____
Shawnee M. Rapisarda, Trustee

STATE OF CALIFORNIA
COUNTY OF Solano

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Thomas J. Rapisarda and Shawnee M. Rapisarda, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Trustee of the Rapisarda Family 2011 Trust U/A/D May 31, 2011, the within named bargainor, and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself/herself as Trustee.

Witness my hand, at office, this 18 day of April, 2022.

_____
Notary Signature
My commission expires: 11-25-25

L. BERGEN
Comm. #2380887
Notary Public · California
Solano County
Comm. Expires Nov 25, 2025

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 18, 2022**.

Affiant Signature

April 18, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

18th day of **April**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

