THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

File Number: 2022-04-222
Parcel ID: 091 03 0C 011.00

Karen Johnson Davidson County
Batch# 858374 DEEDWARR
05/18/2022 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20220518-0057765

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Alissa D. Harb 1638 54th Avenue North #117 Nashville, TN 37209	Alissa D. Harb 1638 54th Avenue North #117 Nashville, TN 37209	Map/Parcel 091 03 0C 011.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Zachary J. Janicello, a single man** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Alissa D. Harb, a single woman**, ("Grantee") all of right, title and interest in and to that certain real property known as 1638 54th Ave North, #117, Nashville, TN 37209 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 117 of Silo House, A Condominium, and described in a Declaration of record in Instrument No. 20180709-0066264, corrected by Scrivener's Affidavit of record in Instrument No. 20180724-0072254, and amended in Instrument Nos. 20180815-0080500, 20191108-0115784 and 20200203-0012223, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Zachary J. Janicello, an unmarried person, by Quitclaim Deed from Zachary J. Janicello, an unmarried person, and David Janicello, a married person, as tenants in common with right of survivorship, of record in Instrument No. 20210520-0068949, in the Register's Office for Davidson County, Tennessee, dated May 10, 2021 and recorded on May 20, 2021.

Being the same property conveyed to Zachary J. Janicello, an unmarried person, and David Janicello, a married person, as tenants in common with right of survivorship, by Warranty Deed from Silo House, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20200501-0045770, in the Register's Office for Davidson County, Tennessee, dated April 27, 2020 and recorded on May 1, 2020.

Being part of the same property conveyed to Silo House, LLC, a Tennessee limited liability company, by Special Warranty Deed from R Manuel - Centennial, a Tennessee general partnership, of record in Instrument No. 20180627-0062239, in the Register's Office for Davidson County, Tennessee, dated June 26, 2018 and recorded on June 27, 2018.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns

forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 11th day of May, 2022.

Zachary Janicello

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of May, 2022, before me personally appeared Zachary Janicello, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of May, 2022.

Notary Signature
My commission expires: 3/1/25

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF ~~Affiant~~ Davidson

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 385,000.00, 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 11th day of May, 2022

Notary Public
My commission expires: 9-8-2025

LINDSAY PHILPOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Certificate of Authenticity

I, Lindsay Philpot, 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 May 11th 2022.

Date

Affiant Signature

May 11th 2022
Date

State of Tennesse

County of Maury

Sworn to and subscribed before me this 11th day of May, 2022.

Notary's Signature

My Commission Expires: 05.21.2025
Date

Notary's Seal (if on paper)

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY