Karen Johnson Davidson County
Batch# 863108 DEEDWARR
05/26/2022 11:58:30 AM 2 pgs
Fees: $13.00 Taxes: $6,290.00
20220526-0061372

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 2/7/2026
(AFFIX SEAL)

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Shoun, Millennial Title, LLC, 5120 Virginia Way,, Suite B-13, Brentwood, TN 37027

File No.: TN-2022-13418NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Carl Shane and Barbara Shane	Carl Shane	106 01 0 142.00
(NAME) 897 Elm Hill Pike	(NAME) 1623 Lewisburg Pike	
(ADDRESS) Nashville TN 37210	(ADDRESS) Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Seven Hundred Thousand And No/100 Dollars ($1,700,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOSEPH MACCA, HUSBAND AND WIFE CRESCENZA MACCA, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CARL SHANE, HUSBAND AND WIFE BARBARA SHANE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, Being Reserved Parcel "A" of the Subdivision Plat of Section One. P'Pool Heights, of record in Book 3500, page 55, Register's Office for said County, described as follows:

Beginning at a point at the southwest corner of the intersection of Elm Hill Pike and P'P ool Avenue; thence in a southeasterly direction along the southwest margin of P'Pool Avenue 262.3 feet to a point; thence South 70 degrees 10' West 101.4 feet to a point; thence North 40 degrees 6' West 208.1 feet to the point of beginning.

Being the same property conveyed to Joseph Macca and Crescenza Macca dba Joey's House of Pizza by Deed dated October 3, 2005 and recorded on October 14, 2005 in Instrument No. 200510140123996, of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 897 Elm Hill Pike, Nashville, TN 37210

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 7 day of April, 2022.

Joseph Macca

Crescenza Macca

STATE OF TENNESSEE
COUNTY OF Williamson

On this 7 day of April 2022, before me personally appeared Joseph Macca, husband and wife Crescenza Macca to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 7 day of April 2022.

Commission Expires: 12/26/24

LAURA JANE SHOUN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

I, Andy Maloney, 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 4/7/2022 (date of document).

Affiant Signature
Date 4/7/2022

State of TN
County of Williamson

Sworn to and subscribed before me this 7 day of April, 2022

Notary's Signature
MY COMMISSION EXPIRES: 12/26/24

LAURA JANE SHOUN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY