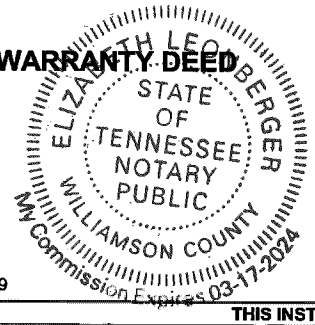
WARRANTY DEED



DM-TR22-809

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $975,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 3.17.24 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gregory Cavaleri	Same As Owner	
(NAME)	(NAME)	
809 Sylvan St		**093040F00200CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TRINITY ROCK VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GREGORY CAVALERI, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of Homes at 809 Sylvan Street, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 809 Sylvan Street, a Horizontal Property Regime, of record in Instrument No. 20210706-0090667, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Trinity Rock Ventures, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Mary Anna Wright, of record in Instrument No. 20210706-0090666, in the Register's Office for Davidson County, Tennessee, dated April 30, 2021 and recorded on July 6, 2021.

This conveyance is subject to:
- Taxes for 2022 and subsequent years, a lien not yet due and payable.
- Note: The land has been assigned a new tax parcel number but is not yet being assessed under that number. The new tax parcel number is: 093040F00200CO
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Williams Addition Edgefield, as recorded in Plat Book 21, Page(s) 60 .
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210706-0090667.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **809 Sylvan St, Nashville, Tennessee 37206**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 865570 DEEDWARR
06/01/2022 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20220601-0063143

Witness my/our hand(s) this the 25th DAY OF MAY, 2022.

Trinity Rock Ventures, LLC

BY: _____
David A. Styblo
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID A. STYBLO, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of TRINITY ROCK VENTURES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th of May, 2022.

_____
Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E. GRONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, Elizabeth Leonberger, 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 26, 2022.

Signature
Date: May 26, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 26th day of May, 2022 personally appeared before me, a notary public for the State aforesaid, Elizabeth Leonberger, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD