WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

File No. AT-22-2565

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $735,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of June, 2022

Notary Public

MY COMMISSION EXPIRES: 01-06-2025

(AFFIX SEAL)

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
Derek John Wanner and Kelli McKinley Wanner	New Owner	
(NAME) 921 40th Avenue North	Karen Johnson Davidson County Batch# 867013 DEEDWARR 06/03/2022 11:05:59 AM 2 pgs Fees: $13.00 Taxes: $2,719.50 20220603-0064254	091-08-0T-001.00-CO
(ADDRESS) Nashville, TN 37209		
(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, **Steven Anthony Petrucci, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Derek John Wanner and Kelli McKinley Wanner, husband and wife**, 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 Unit A of 923 40th Avenue North Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 923 40th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20171207-0124993, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 923 40th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20171207-0124993, and Bylaws appended thereto Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as through copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Regal Development, LLC, a Tennessee Limited Liability Company by Warranty deed from Regal Homes Co., a Tennessee Corporation of record in Instrument No. 20190222-0016186 Register's Office for Davidson County, Tennessee, dated February 21, 2019 and recorded on February 22, 2019.

Being the same property conveyed to Steven Anthony Petrucci, an unmarried man, and Nicholas Petrucci, an unmarried man, as joint tenants by Warranty deed from Regal Development, LLC, now known and Ashland Rentals, LLC, a Tennessee limited liability company of record in Instrument No. 20200518-0051117 Register's Office for Davidson County, Tennessee, dated May 12, 2020 and recorded on May 18, 2020.

Being the same property conveyed to Steven Anthony Petrucci, An Unmarried Man by Quitclaim deed from Steven Anthony Petrucci, An Unmarried Man, and Nicholas Petrucci, An Unmarried Man, As Joint Tenants of record in Instrument No. 20220317-0031135 Register's Office for Davidson County, Tennessee, dated March 3, 2022 and recorded on March 17, 2022.

This is property more commonly known as 921 40th Avenue North, Nashville, TN 37209.

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 2nd day of June, 2022.

Steven Anthony Petrucci by Joshua L. Hunter as attorney in fact

Steven Anthony Petrucci by Joshua L. Hunter
as Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Joshua L. Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Steven Anthony Petrucci, and that this instrument was executed on behalf of the said Steven Anthony Petrucci for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 2nd day of June, 2022.

Jill Neely

NOTARY PUBLIC

My Commission Expires: 01-06-2025

Jill Neely STATE OF TENNESSEE NOTARY PUBLIC County of Davidson