Karen Johnson Davidson County
Batch# 881943 DEEDWARR
06/30/2022 11:47:30 AM 5 pgs
Fees: $28.00 Taxes: $1,794.50
20220630-0076087

WARRANTY DEED

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$485,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF June, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Joel M. Doren	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS
(NAME) 613 Sandy Spring Trail	(NAME)	08115032200
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(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, **David DiMuzio, Trustee of The 1716 and 1720 Knowles Trust** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joel M. Doren and Cassandra Y. Doren, Husband and Wife,** HEREINAFTER CALLED THE GRANTEE, HIS 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 a portion of Lot No. 35 on the Plan of Map of Bransford Realty Co's Resubdivision of Part of Manlove's Addition of record in Plat Book 421, Page 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David DiMuzio Trustee of the 1716 and 1720 Knowles Trust by virtue of Quit Claim Deed dated April 12, 2018 at Instrument No. 20180416-0035672, in the amount of $.00 in the said Register's Office.

Being the same property previously conveyed to David Michael DiMuzio by virtue of Quit Claim Deed dated April 6, 2018 at Instrument No. 20180406-0032562, in the amount of $.00 in the said Register's Office.

Being the same property previously conveyed to David DiMuzio, Trustee of the 1716 and 1720 Knowles Trust by virtue of Warranty Deed dated August 24, 2017 at Instrument No. 20170825-0087726, in the amount of $450,000.00 in the said Register's Office.

See attached Exhibit A-Certification of Trust

This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 1720 Knowles St Nashville, TN 37208
(House Number) (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 my hand this 1st day of June, 2022.

David DiMuzio, Trustee of The 1716 and 1720 Knowles Trust

Trustee

David DiMuzio, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, David DiMuzio, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Trustee of **The 1716 and 1720 Knowles Trust**, to execute this instrument on behalf of **The 1716 and 1720 Knowles Trust**.

WITNESS my hand and official seal at office this 1st day of June, 2022.

Jacqueline G Brown
Notary Public
My Commission Expires: 11/3/25

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Exhibit A

CERTIFICATION OF TRUST
for
The 1716 and 1720 Knowles Trust dated August 21, 2017

STATE OF Tennessee
COUNTY OF Davidson

The undersigned Trustee, **David DiMuzio**, being first duly sworn, deposes and avers that he/she is at least 18 years of age certifies, pursuant to Tennessee Code Annotated, Section 35-15-1013, as follows:

1. The **1716 and 1720 Knowles Trust** is currently in existence having been created on the 21st day of August, 2017.

2. The Settlor(s), Trustee(s) and Successor Trustee(s), if any are as follows:

   a. The name of the Settlor(s) of the Trust is/are **David DiMuzio.**
   b. The name of the currently acting Trustee(s) is/are **David DiMuzio.**
   c. The name of the Successor Trustee(s) is Mark DiMuzio, is named in the Trust.

3. The administrative and/or managerial powers of the trustee are to exercise broad fiduciary management, investment and divestment powers, including those powers enumerated in T.C.A. Section 35-50-110, including but not limited to the power to sell and convey real estate on behalf of the trust by executing any and all documents necessary to accomplish such sale and conveyance upon terms and conditions as deemed reasonably prudent in his/her discretion.

4. _____There is only one Trustee, being the undersigned, with sole signatory authority.

5. The conditions precedent to the succession of named Successor Trustee(s) are as follows:
   a. _X____ Death of Trustee
   b. _X____ Resignation of Trustee
   c. _____ Failure of Trustee to act
   d. Other: _____

6. The tax identification number assigned to the trust is being withheld for purposes of recording this Certification in the appropriate county register's office, but will be provided upon the closing of the anticipated real estate transaction.

7. The manner in which Trust assets should be titled is as follows:

David DiMuzio, as Trustee of the The 1716 and 1720 Knowles Trust dated August 21, 2017

8. To the best of the undersigned Trustee's knowledge, the Trust has not been revoked, modified or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.

9. The undersigned is the currently acting Trustee of the Trust and declares that the foregoing statements are true and correct, under penalty of perjury.

David DiMuzio

Subscribed and sworn to before me this 1st day of June, 2022.

Jacqueline G Brown
Notary Public
My Commission Expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Lindsey Uhn, 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 6/29/2022 (date of document).

Affiant Signature

6/30/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 30 day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 6/19/2023

NOTARY'S SEAL

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023