Karen Johnson Davidson County
Batch# 886030 DEEDWARR
07/08/2022 11:08:45 AM 4 pgs
Fees: $23.00 Taxes: $3,330.00
20220708-0078852

GENERAL WARRANTY DEED

This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	Send Tax Bills To:	Map/Parcel:
Joseph Properties, LLC **2713 Murfreesboro Pike** **Antioch, TN 37013**	**New Owner**	**149-00-0-262.00**

State of Tennessee
County of Williamson

The actual consideration or value for this transfer, ~~whichever is greater~~, is **$900,000.00**

Affiant

Sworn to and subscribed before me this 7th day of July, 2022.

CARRIE BORDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: 11/22/25

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **NICOLA LA MATTINA** (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **JOSEPH PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** (the "Grantee"), their successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated herein by reference.

This is improved property known as **2713 Murfreesboro Pike, Antioch, Tennessee 37013.**

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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.

[Signatures commence on the following page]

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 7th day of July, 2022.

GRANTOR:

NICOLA LA MATTINA

STATE OF TN
COUNTY OF Williamson

On this 7th day of July, 2022, before me personally appeared Nicola La Mattina, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free act and deed.

Witness my hand and official seal on this 7th day of July, 2022.

Notary Public
My Commission Expires: 11/22/25

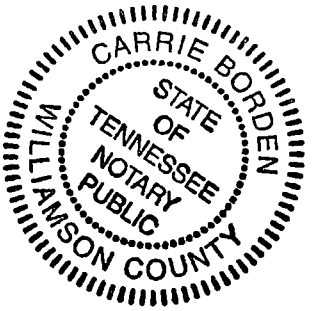


Exhibit A
Legal Description

Land in the 2nd Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by John D. McCormick, December 10, 1978, as follows, to wit:

Beginning at an iron pin in the southerly margin of Murfreesboro Road at the northeasterly corner of the John G. Doak, Trustee, property described in the deed of record in Book 5225, Page 721, Register's Office for Davidson County, Tennessee; thence South 48 degrees 59 minutes West 184.4 feet to an iron pin; thence South 44 degrees 23 minutes East 103.00 feet to an iron pin; thence North 48 degrees 03 minutes East 184.4 feet to an iron pin on the southerly margin of Murfreesboro Road; thence along the southerly margin of Murfreesboro Road, North 45 degrees 53 minutes West 100.00 feet to an iron pin and the point of beginning.

Included in the above description but expressly excluded from this conveyance is that property deeded to the State of Tennessee by deed of record in Book 10172, Page 237, Register's Office for said County.

Being the same property conveyed to ANGELO LAMATTINA AND WIFE, ROSARIA LAMATTINA, by deed from GLENN NABORS, JR. AND WIFE, SHARON NABORS, of record as Instrument No. 20041230-0154727, dated December 27, 2004. The said ANGELO LAMATTINA having since died on or about January 25, 2010, leaving ROSARIA LAMATTINA as the surviving tenant by the entirety.

ROSARIA LAMATTINA further conveyed said property to NICOLA LAMATTINA, by Quitclaim Deed of record as Instrument No. 20120413-0031705, dated April 4, 2012, said Register's Office.

Exhibit B
Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10332, page 201, said Register's Office.