WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th day of July, 2022.

(Affix Seal) Notary Public

LINDSAY B FATTA STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024 DAVIDSON COUNTY

My Commission Expires:

2022-06-297

Karen Johnson Davidson County
Batch# 891692 DEEDWARR
07/20/2022 03:13:59 PM 2 pgs
Fees: $13.00 Taxes: $1,776.00

20220720-0083288

THIS INSTRUMENT WAS PREPARED BY ~~and PLEASE RETURN TO~~:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-RF22 822

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Andrew Soares McCann and Ashley Valanzola 822 Douglas Avenue Nashville, TN 37206	Bay Equity, LLC 770 Tamalpais Drive, Suite 207 Corte Madera, CA 94925	Map/Parcel 072-13-0-306.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lailah Abonami, a married woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew Soares McCann and Ashley Valanzola, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 9, Block A, Revised Plat of L.M. Ezell's 2.11 acre tract of Talbot Land, as shown on plat of record in Book 1130, Page 5, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

There is included in the above described lot but expressly excluded from this conveyance, the following parcel of land.

Right-of-way: Beginning at a point on the North boundary of Parcel 306 of Map 72-13 and at approximate Station 62+70 of Project 86-R-5, Douglas Avenue; thence with the right-of-way of Douglas Avenue South 84 degrees 19 minutes 35 seconds East 50.00 feet to the East property line; thence with said line South O5 degrees 40 minutes 31 seconds West 0.80 feet to a point; thence North 84 degrees 40 minutes 45 seconds West. 50.00 feet to the West property line; thence with said line North 05 degrees 40 minutes 22 seconds East 1.10 feet to the point of beginning. Containing 41.22 square feet.

Being the same property conveyed to Michael A. Mineo, a single man by Warranty deed from Joseph Spicer and Juanita Spicer, Husband and wife of record in Instrument No. 20160301-0019312 Register's Office for Davidson County, Tennessee, dated February 29, 2016 and recorded on March 01, 2016.

Being the same property conveyed to Lailah Abonami by Quitclaim deed from Michael A. Mineo of record in Instrument No. 20200312-0027974 Register's Office for Davidson County, Tennessee, dated March 12, 2020 and recorded on March 12, 2020.

This conveyance is subject to the following: Davidson County property taxes for the year 2022, and subsequent years, a lien note yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 822 Douglas Avenue, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenant and bind herself, her heirs and assigns, 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.

Michael Mineo, the spouse of Lailah Abonami, joins in this conveyance for the purpose of conveying all of his right, title and interest in the subject property by virtue of his marriage of to Lailah Abonami.

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.

Effective the 18 day of July, 2022:

Michael Mineo

Lailah Abonami

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18 day of July, 2022, before me personally appeared Michael Mineo and Lailah Abonami, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18 day of July, 2022.

Notary Signature
My commission expires:

