Karen Johnson Davidson County
Batch# 910834 DEEDWARR
08/31/2022 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,191.40
20220831-0098409

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2022

Notary Public

MY COMMISSION EXPIRES: 4/6/2026

(AFFIX SEAL)

Commonwealth of Pennsylvania - Notary Seal
NATALIE EVANGELISTA - Notary Public
Montgomery County
My Commission Expires April 6, 2026
Commission Number 1419553

File No. AT-22-3065

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
GVII-RS OwnerCo, LLC	GVII-RS OwnerCo, LLC c/o RENU Management	
(NAME) 1950 E. Greyhound Pass, Suite 18-355	(NAME) 1950 E. Greyhound Pass, Suite 18-355	063-16-0C-049.00-CO
(ADDRESS) Carnel IN 46033	(ADDRESS) Carmel IN 46033	
(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, I/we, **Steven Difazio and Brandon Difazio, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GVII-RS OwnerCo, LLC**, 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 No. 49 on the Plan of the Planned Unit Development (Private Elements), Phase One - Section Two, Hermitage Springs Estates, as shown by plat appearing of record as Exhibit A to Instrument No. 20031031-0160338, filed for record in Instrument No. 200107030070299, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Steven DiFazio and Brandon DiFazio by Warranty deed from Christopher D. Looney and Jennifer D. Wade of record in Instrument No. 20120719-0063421 Register's Office for Davidson County, Tennessee, dated June 27, 2012 and recorded on June 19, 2012.

This is property more commonly known as 5220 Southfork Boulevard, Old Hickory, TN 37138.

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 30th day of August, 2022.

Steven Difazio

Brandon Difazio

STATE OF ~~TENNESSEE~~ Pennsylvania JMH
COUNTY OF ~~DAVIDSON~~ McKean

On this 30th day of August, 2022, before me personally appeared Steven Difazio and Brandon Difazio, 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 30th day of August, 2022.

Notary Signature
My commission expires: 5/5/25

Commonwealth Of Pennsylvania - Notary Seal
Justin M Hammond, Notary Public
Clearfield County
My Commission Expires May 5, 2025
Commission Number 1396857

Tennessee Certification of Electronic Document

I, Samantha Herrmann, 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 **8/30/2022** (date of document).

Samantha Herrmann
Affiant Signature

8/31/2022
Date

State of Pennsylvania

County of Montgomery

Sworn to and subscribed before me this **31** day of **August**, 2**022**.

Natalie Evangelista
Notary's Signature

MY COMMISSION EXPIRES: 4/6/2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
NATALIE EVANGELISTA - Notary Public
Montgomery County
My Commission Expires April 6, 2026
Commission Number 1419553