Karen Johnson Davidson County
Batch# 923511 **DEEDWARR**
09/30/2022 09:52:20 AM 2 pgs
Fees: $13.00 Taxes: $1,990.60

20220930-0107952

WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $538,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 01-06-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-22-129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Luke A. Veneskey and Katherine G. Lucas	Celebrity Home Loans	072-12-0-160.00
(NAME) 1900 Piedmont Avenue	(NAME) ONE Mid America Plaza Suite 800	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Oakbrook Terrace, IL 60181	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Thirty-Eight Thousand And No/100 Dollars ($538,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **FIDELIS INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LUKE A. VENESKEY AND KATHERINE G. LUCAS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 2 on the Map of Dalewood, Section I, as of Record in Book 1424, Page 108, of the Register's Office for said County, as follows:

Beginning at a point in the Southerly margin of Piedmont Avenue at a concrete monument at the

beginning of a curve at the intersection of said Avenue and Stratford Avenue; Thence Southwesterly around said curve, 39.3 feet to another concrete monument in the Easterly margin of Stratford Avenue; thence with the margin of said avenue, Southerly 132 feet to a point; thence South 88 degrees 37 minutes East 100.4 feet to the common rear corner of Lots Nos. 1 and 2; thence Northerly with the line between said lots 157 feet to the Southerly margin of Piedmont Avenue; thence with the margin of said avenue, Westerly 75 feet to the beginning.

Being the same property conveyed to FIDELIS INVESTMENT GROUP, LLC , by deed from ANTHRAX PIEDMONT TRUST, of record in Instrument No. 20220318-0031640, dated Janaury 31, 2022.

unimproved ☐
This is improved ☒ property, known as 1900 Piedmont Avenue, Nashville, TN 37216
(House No.) (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.

THIS CONVEYANCE is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness our hands this 29 day of September 2022

Fidelis Investment Group, LLC, a Tennessee Limited Liability Company

BY: Wesley Adams Jr.
Wesley Adams Jr., Member

BY: _____
Chad Angus, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, of the state and county mentioned, personally appeared Wesley Adams Jr. and Chad Angus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be all the Members of Fidelis Investment Group, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that as such Members, executed the foregoing instrument for the purpose therein contained as the company's free act and deed.

Witness my hand and seal, at office in Brentwood, this 29 day of September 2022.

_____
Notary Public
My Commission Expires: 7.9.24

THOMAS VORHOLT II
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY