Karen Johnson Davidson County
Batch# 927303 DEEDWARR
10/11/2022 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $13,690.00
20221011-0111119

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of October, 2022

Notary Public

MY COMMISSION EXPIRES: 01-06-2025
(AFFIX SEAL)

File No. BC-22-2521

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
2803 Dickerson Pike Partnership, LLC	New Owner	
(NAME) 363 W. Main Street	(NAME)	060-16-0-008.00, 060-16-0-007.00
(ADDRESS) Hendersonville, TN 37075	(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, I/we, **Greg Farricielli, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **2803 Dickerson Pike Partnership, LLC, a Tennessee limited liability company**, 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:

Tract One:

Land in Davidson County, Tennessee, being Lot No. 7 on the Map of Capital View Subdivision, of record in Book 974, pages 52 and 53, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the northeast intersection of Dickerson Road and Lorraine Avenue; thence with the north margin of Lorraine Avenue; easterly 206.8 feet to a point at a turn in said Avenue and continuing with the margin of same, easterly 95.3 feet to the southwest corner of Lot No. 8 of said Subdivision; thence with the line between Lots Nos. 7 and 8, northerly 69.5 feet to a point, the common corner of Lots Nos. 6 and 7; thence with the line between said lots, westerly 300 feet to the easterly margin of Dickerson Road; thence with the margin of the same, southerly 89.3 feet to the point of beginning.

Being the same property conveyed to Greg Farricielli, Unmarried by Warranty Deed from Value Thrift Holdings, LLC, A Tennessee limited liability company dated April 22, 2022 and filed for record on May 10, 2022, as Instrument no. 20220510-0053342, Register of Deeds for Davidson County, Tennessee.

Tract Two:

Land in Davidson County, Tennessee, being Lots Nos. 5 and 6 on the Map of Capitol View Subdivision, of record in Plat Book 974, Pages 52 and 53, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Greg Farricielli, Unmarried by Warranty Deed from Value Thrift Holdings, LLC, A Tennessee limited liability company

dated April 22, 2022 and filed for record on May 10, 2022, as Instrument no. 20220510-0053342, Register of Deeds for Davidson County, Tennessee.

This is property more commonly known as 2801 Dickerson Pike, Nashville, TN 37207.

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 5th day of October, 2022.

Greg Farricielli by Ryan Lux
attorney in fact

Greg Farricielli by Ryan Lux,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Greg Farricielli, and that this instrument was executed on behalf of the said Greg Farricielli for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. _202210110111118_, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 5th day of October, 2022.

Notary Signature
My commission expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

Certificate of Authenticity

I, Beth Cooper, 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 **October 5, 2022**.

Affiant Signature

October 5, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

__ **5th** day of **October**, 20 **22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

