Karen Johnson Davidson County
Batch# 938939 DEEDWARR
11/07/2022 03:46:30 PM 5 pgs
Fees: $28.00 Taxes: $943.50
20221107-0119758

Name and Address of New Owner:
Roderick J. Sullo and Elaine Sullo
9526 Ohara Drive
Brentwood, TN 37027

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 104-06-0L-001-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **DC Investment Properties, LLC, a Limited Liability Company, and Music City Investment Properties, LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Roderick J. Sullo, and Elaine Sullo, husband and wife**, "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1 on the plan of Orleans Condominium, which is designated on Exhibit "A" to the Master Deed, of record in Book 6437, Page 536, as amended in Book 6442, Page 49 and Book 6460, page 96, said Register's Office, to which reference is hereby made for a more complete legal description, together with the appurtenant interest in the common area as set forth in the Master Deed.

Being the same property conveyed to DC Investment Properties, LLC and Music City Investment Properties, LLC by deed dated April 16, 2007 from Faryab Lohrasbi, married, recorded in Instrument No. 20070417-0045703 in the Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of November, 2022.

DC Investment Properties, LLC, a Limited Liability Company

By: _____
Benjamin DelCarmen, President

Music City Investment Properties, LLC, a Limited Liability Company

By: _____
John S. Rula, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Benjamin DelCarmen, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the President of DC Investment Properties, LLC, the within named bargainor, and he as such President being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of DC Investment Properties, LLC, by himself as President.

Witness my hand, at office, this 3rd day of November, 2022.

_____
Notary Signature
My commission expires:

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John S. Rula, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Sole Member of Music City Investment Properties, LLC, the within named bargainor, and he as such Sole Member being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Music City Investment Properties, LLC, by himself as Sole Member.

Witness my hand, at office, this 3rd day of November, 2022.

_____
Notary Signature
My commission expires: 3/3/26

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

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Benjamin DelCarmen, President

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COUNTY OF DAVIDSON

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Witness my hand, at office, this 3rd day of November, 2022.

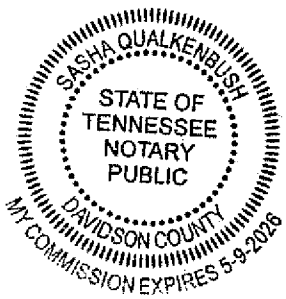
Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Witness my hand, at office, this 3rd day of November, 2022.

Notary Signature
My commission expires:



AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $255,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3rd day of November, 2022.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 11/3/22 (date of document).

Regina Sullo
Affiant Signature

11/7/22
Date

State of TN

County of DAVIDSON

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

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

