RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-10110-2022

Karen Johnson Davidson County
Batch# 939050 DEEDWARR
11/08/2022 10:40:44 AM 2 pgs
Fees: $13.00 Taxes: $11,285.00

20221108-0119887

WARRANTY DEED

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,050,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of Nov., 2022

Tracey Perry
NOTARY PUBLIC

My commission expires: 5-9-26

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Dennis 1716 Linden Ave. Nashville, TN 37212	Same address as new owner New owner	104-16-0-158

FOR AND IN CONSIDERATION of the sum of THREE MILLION FIFTY THOUSAND AND 00/100 Dollars ($3,050,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SANSIVERI DEVELOPMENT, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ROBERT DENNIS, UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly 1/2 of Lot No. 160 on the Plan of Belmont Land Company's Subdivision, as of record in Book 421, page 34, said Register's Office.

Said part of said lot fronts 50 feet on the northerly side of Linden Avenue and runs back between parallel lines 175 feet to a dead line which measures 50 feet.

Being the same property conveyed to Sansiveri Development LLC, a Delaware limited liability company from Macklin Haverfield Thomas, individually and as Executor of the Estate of John Stevenson Thomas, deceased, by Warranty Deed dated 10/30/2020 and recorded 11/03/2020 in Instrument No. 20201103-0128854, Register's Office of said County.

Being the same property conveyed to Dr. John Stevenson Thomas by Warranty Deed dated October 19, 1976 from Ellen Irene Hight Driscoll and David Leroy Hight of record in Book 5080, page 71, Register's Office for Davidson County, Tennessee. John Stevenson Thomas having since died on July 26, 2020 leaving a Last Will and Testament filed for Probate in Docket No. 20P1299, Probate Court for Davidson County, Tennessee, and Instrument No. 20200929-0111712, Register's Office for Davidson County, Tennessee. Pursuant to the terms of said Will, subject property was devised to Macklin Haverfield Thomas.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved ___ improved property, known as: 1710 Linden Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 4th day of November, 2022

GRANTOR(S)

Sansiveri Development, LLC, a Delaware Limited Liability Company

By: _____
Adam Sansiveri, Owner

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Sansiveri Development, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 4th day of Nov., 2022.

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

_____
Notary Public

Helen Ponchillia
Printed Notary Name

My commission expires: Sept. 28th, 2026