THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

File Number: 2022-11-382
Parcel ID: 11/09/2022

Karen Johnson Davidson County
Batch# 943306 DEEDWARR
11/21/2022 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20221121-0123219

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Katie Camille Demarzo, Piero Demarzo, and Valerie Demarzo-Castro 1215 Villa Place Nashville, TN 37212	SAME AS NEW OWNER	Map/Parcel 104 08 0 241.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Open Door Properties, LLC, a Tennessee Limited Liability Company** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Katie Camille Demarzo, an unmarried person, Piero Demarzo, an unmarried person, and Valerie Demarzo-Castro, an unmarried person**, ("Grantee") all of right, title and interest in and to that certain real property known as 1215 Villa Place, Nashville, TN 37212 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, being part of Lot No. 29 on the Plan of O. B. Hayes Plan, as of record in Book 21, page 87, Register's Office for said County, and described according to a mortgage loan inspection made by John Kohl & Company, P. C. dated 03/01/96, License No. 100, whose address is 400 7th Ave S., Nashville, TN 37203, as follows:
>
> Beginning at a point in the westerly margin of Villa Place 385 feet south of the south margin of Edgehill Avenue, being the southwest corner of the property conveyed to White Way Laundry Company by deed from Vanderbilt University of record in Book 1079, page 435, said Register's Office; thence with said company's southerly line westerly 150 feet to the easterly margin of an alley; thence with the right angles Easterly 150 feet to the westerly margin of Villa Place; thence with the margin of same, northerly 50 feet to the point of beginning.
>
> Being the same property conveyed to Open Door Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Carl P. Massaro and Lori L. Evans, husband and wife, of record in Instrument No. 20170920-0096420, in the Register's Office of Davidson County, Tennessee, dated September 15, 2017 and recorded on September 20, 2017.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 18th day of November, 2022.

Open Door Properties, LLC, a Tennessee Limited Liability Company

By: _____
Sam Averbuch, Member

By: _____
Brad Fishel, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary of the state and county mentioned, personally appeared Sam Averbuch and Brad Fishel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Members of Open Door Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that Sam Averbuch and Brad Fishel as such Members, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 18th day of November, 2022.

_____
Notary Signature

Printed Name: Ashley Rudy

My commission expires: 3/1/2025

ASHLEY RUDY
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 600,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 18 day of November, 2022.

_____
Notary Public
My commission expires: 05-21-2025

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Certificate of Authenticity

I, Holly Ray, 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 November 18, 2022.

Date

Holly Ray
Affiant Signature

November 18, 2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 day of November, 20 22

Notary's Signature

My Commission Expires: 05.21.2025
Date

Notary's Seal (if on paper)

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY