THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221243256** Karen Johnson Davidson County Batch# 957120 DEEDWARR 01/03/2023 12:47:30 PM 3 pgs Fees: $18.00 Taxes: $1,143.30 20230103-0000267	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $309,000.00. Affiant Subscribed and sworn to before me, this 30th day of December, 2022. Notary Public My Commission Expires: 3/3/26 SHARON FERNANDEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address New Owner: Knobdale, LLC 720 Grove Park Road Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083-07-0-190.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael A. Morelli, as heir-at-law of Carolyn Rossell Morelli** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Knobdale, LLC**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 53, as shown on the map entitled Rolling Acres No. Two Section One, of record in Plat Book 1424, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CAROLYN ROSSELL MORELLI, by deed from WILLYE T. SHELTON, of record in Book 4853, page 831 , dated September 20, 1974 , said Register's Office.

CAROLYN ROSSELL MORELLI died intestate on or about September 15, 2022. Her interest in the subject property passed to her son and heir at law, Michael A. Morelli, as evidenced by Affidavit of Heirships of record in Instrument No. 202301030000265_ and Instrument No. _202301030000266_____, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 083-07-0-190.00.

Matters shown on the Plan of record in Plat Book 1424, page 45, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 1541, page 101, said Register's Office.

Easement(s) of record in Instrument No. 201230228-0017172, said Register's Office.

This is improved property located at 720 Grove Park Road Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of December, 2022.

Michael A. Morelli

Michael A. Morelli

STATE OF North Carolina)

COUNTY OF Robeson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael A. Morelli, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~30th~~ 29th day of December, 2022.

Notary Public

My Commission Expires: 5/23/2027

CRYSTAL CAMBISACA
Notary Public - North Carolina
Cumberland County
My Commission Expires May 23, 2027

Tennessee Certification of Electronic Document

I, REGINA SULLO, 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 12.30.2022 (date of document).

Regina Sullo
Affiant Signature

1/3/2023
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 3rd day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

