RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt Juliet, Tennessee 37122
File No.: QWB-12193-2022

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

WARRANTY DEED

Karen Johnson Davidson County
Batch# 959275 DEEDWARR
01/09/2023 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $752.95
20230109-0001661

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 day of January, 2023

NOTARY PUBLIC

My commission expires: November 6, 2024

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa Passarelli 944 Coarsey Drive Nashville TN 37217	Same address as new owner	107-13-0A-044-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THREE THOUSAND FIVE HUNDRED AND 00/100 Dollars ($203,500.00) 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, **PETER & MINA, LLC**, a Tennessee limited liability company, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **LISA PASSARELLI**, single woman, 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 Unit No. 944, on the Plan of Four Maples Condominiums, a Horizontal Property Regime, of record in Plat Book 5200, page 283, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Peter & Mina LLC, a Tennessee Limited Liability Company from Music City Holdings, LLC, by Warranty Deed dated 04/19/2022 and recorded 04/29/2022 in Instrument No. 20220429-0049833, Register's Office of said County.

BEING the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company by Warranty Deed from Christopher L. Daniels, unmarried, dated 04/19/2022 and recorded 04/21/2022 in Instrument No. 20220421-0046101 Register's Office of said County.

Being the same property conveyed to Christopher L. Daniels, unmarried from Martha R. Loyd, unmarried, by Warranty Deed dated 01/31/2002 and recorded 02/06/2002 in Instrument No. 20020206-0016604, Register's Office of said County.

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 improved property, known as: 944 Coarsey Drive, Nashville, TN 37217.

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 6th day of January, 2023

GRANTOR(S)

Peter & Mina, LLC, a Tennessee Limited Liability Company

By: _____
Peter Messiha, Member

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Peter Messiha, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is a Member of Peter & Mina LLC, the within named bargainor, and that as such Member he executed the within instrument for the purposes therein contained by signing as Member of Peter & Mina LLC.

WITNESS my hand and seal, this the 6 day of January 2023.

_____
Notary Public

Martha E. Berry
Printed Notary Name

My commission expires: November 6, 2024

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 1/6/23 (date of document).

Frank Roberts

1/6/23

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 6th day of January, 2023.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

