WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00.

Nancy Cotton
Affiant

KARREN BRISTLE
Notary Public - State of Michigan
County of Oakland
My Commission Expires Apr 18, 2027
Acting in the County of Wayne

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2023. KB

Karen Bristle
Notary Public Karren Bristle

MY COMMISSION EXPIRES: 4-18-2027
(AFFIX SEAL)

File #23-PA-0900-V

Karen Johnson Davidson County
Batch# 975609 DEEDWARR
03/01/2023 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $7,400.00
20230301-0014647

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephen Mariucci	**Wells Fargo Bank, N.A.**	
(NAME)	(NAME)	
15940 Romita Court	**MAC X9999-01H; 2701 Wells Fargo Way**	**118 01 0 467.00**
(ADDRESS)	(ADDRESS)	
Monte Sereno, CA 95030	**Minneapolis, MN 55467-8000**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **900 MONTROSE, LLC, A MICHIGAN LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN RAY MARIUCCI AND GAYLE MARIUCCI, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Montrose Place, of record in Plat Book 57, Page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 900 Montrose, LLC, a Michigan Limited Liability Company, by Warranty Deed from James M. Adcox, III, Trustee of The Baler Investment Services Trust, dated April 25, 2014, as amended on September 16, 2019, of record in Instrument No. 20191118-0118774, in the Register's Office of Davidson County, Tennessee, dated November 15, 2019, and recorded on November 18, 2019.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Montrose Place, as recorded in Plat Book 57, Page(s) 93.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **900 Montrose Avenue, Nashville, TN 37204**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 1st day of March, 2023.

900 Montrose, LLC, a Michigan Limited Liability Company

By: Nancy Cotton
Nancy Cotton, Authorized Agent

STATE OF Michigan
COUNTY OF Wayne

Before me, the undersigned, a Notary Public in and for the said state and county mentioned, personally appeared Nancy Cotton, Authorized Agent of 900 Montrose, LLC, 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 the Authorized Agent of 900 Montrose, LLC, the within named bargainor, a Limited Liability Company, and that such Nancy Cotton, being authorized so to do executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Oakland Co Michigan, this 28th day, February 2023.

Karren Bristle
Notary Signature

Printed Name: Karren Bristle

My commission expires: 4-18-2027

KARREN BRISTLE
Notary Public - State of Michigan
County of Oakland
My Commission Expires Apr 18, 2027
Acting in the County of Wayne

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Pam Autry,** 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 this the ~~1st~~ 28 day of ~~March~~ Feb., 2023.

Affiant Signature
Date 03/01/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1st day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON