NEW OWNER:
MARI CARELLA
702 RIES AVENUE, UNIT A
NASHVILLE, TN 37209

SEND TAX BILLS TO:
Same as owner

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 23-0076

Map & Parcel
091053H001.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 977700 DEEDWARR
03/07/2023 11:06:30 AM 4 pgs
Fees: $23.00 Taxes: $2,553.00
20230307-0016280

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Six Hundred Ninety Thousand and 00/100 Dollars ($690,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SEAN WILLIAM MCKINNIS and ANTHONY MCKAY** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **MARI CARELLA,*** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

*a single woman

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. A, as established by Declaration of Covenants, Conditions, and Restrictions for SEVENHUNDREDTWO RIES AVENUE, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20211028-0145167, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B," to which declaration specific reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property co-owners and tenants of SEVENHUNDREDTWO RIES AVENUE, A Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20211028-0145167, and Bylaws appended thereto as Exhibit "C", Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof of the same as though copied herein for a more complete identification and description of said units.

Being the same property conveyed to SEAN WILLIAM MCKINNIS and ANTHONY MCKAY, by Quitclaim Deed from Hidden Trail Properties, LLC, a Tennessee limited liability company, dated December 5, 2022, and

of record in Instrument No. 20221208-0128074, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **702 RIES AVENUE, UNIT A, NASHVILLE, TN 37209**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20211028-0145167, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 3rd day of March, 2023.

SEAN WILLIAM MCKINNIS

ANTHONY MCKAY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **SEAN WILLIAM MCKINNIS and ANTHONY MCKAY** , 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 official seal at office this 3rd day of March, 2023.

NOTARY PUBLIC

My commission expires: 3/8/23

JANEL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$690,000.00.**

AFFIANT

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

NOTARY PUBLIC

My commission expires: 9/2/24

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

TRUE COPY CERTIFICATION

I, Sarah Ames, 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 March 3, 2023.

Signature
Date: March 3, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 3rd day of March, 2023 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025