WARRANTY DEED

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

W-VRES-23-1715

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 02-06-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alexander Albi and Joseph Mario Piccinini	Canopy Mortgage	
(NAME)	(NAME)	**081-08-0-330.00**
1715 Nassau St	360 Technology Ct, Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Lindon, Utah 84042	
(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, **ADRIAN LEIGH HOLMES, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEXANDER ALBI, SINGLE, AND JOSEPH MARIO PICCININI, SINGLE,** 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 the Southerly 17 1/2 feet of Lot No. 7 on the Northerly 15 feet of Lot No. 8 in W.S. Settle's Subdivision of Lot Nos. 249 and 277, in the North Nashville Real Estate Company's Plan of Lots, as of record in Book 57, page 71, Register's Office for said County. Said parts of said Lot Nos. 7 and 8 front together 32 1/2 feet on the Westerly side of Nassau Street and extend back between parallel lines 155 feet to Jenkins Street.

Being the same property conveyed to Adrian Flint, unmarried woman by Warranty Deed from Brian Perkins and Lauren E. Perkins, husband and wife of record in Instrument No. 20180221-0016322 Register's Office for Davidson County, Tennessee, dated February 15, 2018 and recorded on February 21, 2018.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record in Plat Book 57, Page 71, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1715 Nassau St, Nashville, Tennessee 37208**.

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.

Karen Johnson Davidson County
Batch# 979610 DEEDWARR
03/13/2023 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,589.63
20230313-0017659

Witness my/our hand(s) this the 10th DAY OF MARCH, 2023.

Adrian Holmes 3/10/2023
Adrian Leigh Holmes f/k/a Adrian Flint

3/10/2023
Trevor Jaye Holmes

Trevor Jaye Holmes, spouse of Adrian Leigh Holmes, hereby joins in this conveyance and does transfer and convey any and all marital interest Trevor Jaye Holmes may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADRIAN LEIGH HOLMES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of March, 2023.

Brian D. Mitchell
Notary Public
My Commission Expires: 07/03/2023
(SEAL)

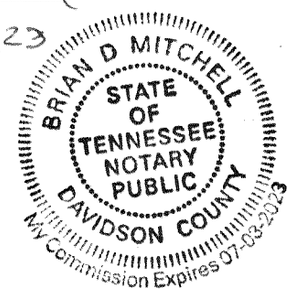


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TREVOR JAYE HOLMES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of March, 2023.

Brian D. Mitchell
Notary Public
My Commission Expires: 07/03/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 10th day of March, 2023.

Affiant Signature
Date 03/10/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10th day of March, 2023.

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

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