This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 990782 DEEDWARR
04/12/2023 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,883.30
20230412-0026685

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $509,000

Affiant Signature

Subscribed and sworn to before me on this the 2 Day of Mar, 2023

Notary Public

My Commission expires 11/06/24

NAME AND ADDRESS OF PROPERTY OWNER:
Anthony Pintaro
1601 Montevallo Road,
Leeds, AL 35094
Send Tax Bills To:
Anthony Pintaro
1601 Montevallo Road,
Leeds, AL 35094
MAP AND PARCEL NUMBER: Tax ID #: 13311017400

WARRANTY DEED

23NT00173

Effective the 28 Day of Feb, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Equity 305 Naples LLC, a Tennessee Limited Liability Company

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Anthony Pintaro, a single man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 221, Section Two, Valley View Meadows, according to survey and plat of same appearing of record in Book 3600, page 60, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Subject to all easements, reservations, restrictions, covenants, conditions, agreements of record if any.

Being the same property as conveyed to Equity 305 Naples, LLC, a Tennessee Limited Liability Company by Warranty Deed from Music City Financial LLC, a Tennessee Limited Liability Company dated 04/15/2022 recorded 04/19/2022 as Document Number 20220419-0044923, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 3835 Valley Ridge Drive, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 28 day of February, 2023

Sebastian A. Gomez, Managing Member, Equity305 Naples, LLC

State of Florida)
County of Miami - Dade)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Sebastian A. Gomez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member of Equity305 Naples, LLC, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 28 day of February, 2023

Notary Public

My commission expires: 08/02/2025

Notary Public State of Florida
M Florencia Chercasky
My Commission
HH 159820
Exp. 8/2/2025

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 2-23-23 (date of document).

Affiant Signature

4-11-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 of April, 2023.

(SEAL)

Notary's Signature
My Commission Expires:

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025