Prepared by
Centennial Title Company, Inc.
30 Burton Hills Blvd , #165
Nashville, TN 37215

39-B
-1258

Karen Johnson Davidson County
Batch# 992259 DEEDWARR
04/14/2023 11 00 25 AM 2 pgs
Fees: $13 00 Taxes $3,052.13
20230414-0027456

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **1400 Arthur LLC, a Delaware limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Anthony Marcelli and Mary Ann Wagster, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B, 1405 10th Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1405 10th Avenue North, a Horizontal Property Regime, of record in Instrument No. 20210426-0055103, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to 1400 Arthur, LLC, a Delaware Limited Liability Company by Warranty deed from Jewell Crawford, Personal Representative of the Estate of Temore Willis, Jr. of record in Instrument No. 20181207-0119719 Register's Office for Davidson County, Tennessee, dated November 30, 2018 and recorded on December 07, 2018. Said Temore Willis became deceased on April 15, 2017 Probate file for record in Docket No. 17P-732, Seventh Circuit Court of Davidson County, Tennessee. Jewell Crawford was appointed Personal Representative of the Estate of Temore Willis, Jr.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1405 B 10th Avenue North, Nashville, TN 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
John Anthony Marcelli	Ascend Federal Credit Union	081-12-4E-002.00
1405 B 10th Avenue North	PO Box 1210	
Nashville, TN 37208	Tullahoma, TN 37388	

WITNESS THE EXECUTION HEREOF this 7th day of April, 2023.

1400 Arthur LLC, a Delaware Limited Liability Company

Authorized Agent

By: Derek Lisle, Authorized Agent

State of Tennessee
County of Davidson

On this 7th day of April, 2023, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Derek Lisle, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Authorized Agent of the maker, 1400 Arthur LLC, that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of 1400 Arthur LLC, as Authorized Agent.

Notary Public

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 3/3/26

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 824,900.00.**

Affiant

Sworn and subscribed before me on this the 7th day of April, 2023.

Notary Public

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 3/3/26