Karen Johnson Davidson County
Batch# 995619 DEEDWARR
04/24/2023 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230424-0029982

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

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $399,999

Affiant Signature

Subscribed and sworn to before me on this the 19 Day of April, 2023

Notary Public

My Commission expires 3/3/2025

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

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 #: 14813000800

WARRANTY DEED

23NT00176

Effective the 7 Day of March, 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:

Being Lot No. 379 on the Plan of Fairlane Park, Section III, as of record in Book 2331, Pages 145-146, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Equity 305 Naples, LLC, a Tennessee Limited Liability Company by Warranty Deed from Music City Financial LLC, a Texas Limited Liability Company dated 08/31/2022 recorded 09/01/2022 as Document Number 20220901-0098619 Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 352 Melpar 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 7th day of March, 2023

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

State of Florida }
County of Broward }

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 7 day of March, 2023.

BEATRIZ GUDINO-CUAHONTE
MY COMMISSION #HH072647
EXPIRES: DEC 15, 2024
Bonded through 1st State Insurance

Notary Public

My commission expires: 12-15-24

Tennessee Certification of Electronic Document

I, Britney Garner 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 3/7/23 (date of document).

Affiant Signature

4/18/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7th of March, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

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