WARRANTY DEED

Karen Johnson Davidson County
Batch# 997810 **DEEDWARR**
05/01/2023 09 21 40 AM 2 pgs
Fees $13 00 Taxes $3,015 50

20230501-0031747

JM-P-23-1430

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES 10-2-2023

(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)
Timon David Covelli and Lauren Ann Covelli	**NEW OWNER**	
(NAME) **1430 McAlpine Ave**	(NAME)	**072-04-0-296.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS)	
(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, **TYNELEA PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIMON DAVID COVELLI AND LAUREN ANN COVELLI, HUSBAND AND WIFE,** 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 Lot No 1, of Re-Subdivision of Portions of Lots 10 & 11 Block "D", in Country Club Estates, as shown by plat of record in Instrument No. 20220215-0017547, Register's Office of Davidson County, Tennessee

Being a portion of the same property conveyed to Tynelea Partners, GP by General Warranty Deed from Charles V Boyd, Linda J Brown, and Susan D Baker, dated January 8, 2021 and recorded January 11, 2021 in Instrument No 20210111-0004749, Register's Office of Davidson County, Tennessee

This conveyance is subject to
- Taxes for the year 2023 and subsequent years
- Plan of record in Plat Book 843, Page 95 and Plat Instrument No 20220215-0017547, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 954, Page 569, Book 954, Page 686 and Book 1109, Page 45, in the Register's Office for Davidson County, Tennessee
- Sanitary Sewer and/or Storm Drainage Easement of record in Book 4191, Page 25 and Book 4191, Page 28, in the 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 **1430 McAlpine Ave, Nashville, Tennessee 37216**

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

Witness my/our hand(s) this the 27th DAY OF APRIL, 2023

Tynelea Partners, GP

BY _____
Thomas W Smith, II
Authorized Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS W SMITH, II, signing for TYNELEA PARTNERS, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED PARTNER of TYNELEA PARTNERS, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 27th of April, 2023

_____
Notary Public
My Commission Expires
(SEAL)



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