THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230344127

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is. $4,150,000 00.

Affiant

Subscribed and sworn to before me, this 11th day of May, 2023

Notary Public
My Commission Expire

HOLLY WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

Karen Johnson Davidson County
Batch# 1002639 DEEDWARR
05/12/2023 01.12 19 PM 2 pgs
Fees. $13 00 Taxes $15,355 00

20230512-0035620

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information.
The 216 Jackson Trust 216 Jackson Blvd Nashville TN 37205	New Owner	Tax Parcel ID No 116 10 0 034 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jorge Andres Dominicis and Virginia Maria Dominicis, Co-Trustees of The Dominicis Revocable Trust U/A/D February 15, 2017** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Fred Russell Harwell, Trustee of The 216 Jackson Trust dated May 8, 2023,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows.

Land in Davidson County, Tennessee. being all of the property shown on the Plan of 216 Jackson Boulevard, of record in Instrument No. 20151022-0107531, which is combining portions of Lot 8 in Johnson Bransford's Subdivision of record in Plat Book 421, Page 115 and the Westerly portion of Lot 3 of the First Belle Meade Subdivision of record in Plat Book 332, Pages 88 and 89, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jorge Andres Dominicis and Virginia Maria Dominicis, Co-Trustees of The Dominicis Revocable Trust U/A/D February 15, 2017, by Warranty Deed from Molly Eliza Ledbetter, unmarried, of record in Instrument No 20181015-0101705, in the Register's Office of Davidson County. Tennessee, dated October 10, 2018 and recorded on October 15, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter. not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 216 Jackson Boulevard, as recorded in Instrument No 20151022-0107531.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of First Belle Meade Subdivision, as recorded in Plat Book 332, Pages 88 and 89

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Johnson Bransford's Subdivision of Part of Lots No 1-2 and 44 in Subdivision of Deer Park Belle Meade, as recorded in Plat Book 421, Page 115.

This is improved property located at 216 Jackson Blvd Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of May, 2023.

The Dominicis Revocable Trust U/A/D February 15, 2017

BY Jorge Andres Dominicis, Co-Trustee

BY: Virginia Maria Dominicis, Co-Trustee

STATE OF FLORIDA)
COUNTY OF Miami-Dade)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jorge Andres Dominicis and Virginia Maria Dominicis, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Trustees for The Dominicis Revocable Trust U/A/D February 15, 2017, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office, this 10th day of May, 2023

Notary Public
My Commission Expires: 6/24/26

FELIX J REIMUNDO
Notary Public - State of Florida
Commission # HH 279596
My Comm. Expires Jun 24, 2026
Bonded through National Notary Assn.