Name and Address of New Owner:
Giovanni Cantalupo and Sarah Scuderi
312 C Duke Street
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 1041833 DEEDWARR
08/23/2023 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20230823-0065879

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: part of 071081F00100 (PARENT)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **314 Duke Street, LLC, a Tennessee limited liability company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Giovanni Cantalupo and Sarah Scuderi, married,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Property located in Davidson County, Tennessee, being Unit Number 3 as shown on Exhibit "B" for the Declaration of Covenants, Conditions and Restrictions for Homes at 314 Duke Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220606-0064789, included with the By-Laws appended thereto as Exhibit "C", Register's Office for Davidson County, Tennessee, for a more completed identification and description of said unit.

Being a portion of the same property conveyed to 314 Duke Street, LLC, a Tennessee limited liability company by Quitclaim Deed from Wendy Bradley, Sally Barkley and Kenneth Perkins dated March 22nd 2022 and recorded April 12th 2022 of record in Instrument No. 20220412-0042427 Register's Office for Davidson County, Tennessee. Further being a portion of the same property conveyed to Wendy Bradley and Sally Barkley and Kenneth Perkins by Warranty Deed from Music City Holdings, LLC dated December 2nd 2021 and recorded December 15th 2021 of record in Instrument No. 20211215-0165450 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2023 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 312 C Duke Street, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of August, 2023.

314 Duke St, LLC, a Tennessee Limited Liability Company

By: _____
Wendy Bradley, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me a Notary Public of the state and county mentioned, personally appeared Wendy Bradley, Managing Member of 314 Duke St, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member of 314 Duke St, LLC, the within named bargainor, a Limited Liability Company, and that such Wendy Bradley, Managing Member of 314 Duke St, LLC as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

Witness my hand and seal, at office in Nashville, Tennessee, this 10th day of August, 2023.

_____
Notary Signature

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Printed Name: Greg Fairbetter

My commission expires: 11-3-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $575,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10th day of August, 2023.

_____
Notary Signature
My commission expires: 10/16/2024

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

202308230065879

Certificate of Authenticity

I, Joshua A. Terry, 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 8/10/23.

Affiant Signature – Joshua A. Terry

8/14/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/14/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27