BOX 10-A

RETURN TO:
REMIER ESCROW, LLC
301 HILLSBORO PIKE, STE 300
ASHVILLE, TN 37215

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

CRT File No. 230645086

Karen Johnson Davidson County
Batch# 1053447 **DEEDWARR**
09/25/2023 09 32 24 AM 2 pgs
Fees $13 00 Taxes $4,995 00

20230925-0074930

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,350,000 00

Affiant

Subscribed and sworn to before me, this 22nd day of September, 2023

KAREN D MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Notary Public My Commission Expires 10/2/23
My Commission Expires _____

WARRANTY DEED

Address New Owner	Send Tax Bills To	Tax Information·
James M Patricelli, Trustee Karin J Patricelli, Trustee 1814 Del Mar Ct Miramar Beach, FL 32550	New Owner	Tax Parcel ID No 082 09 0J 416 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, **Dana Felicia Vickers and Marvin Haber Vickers, III., wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James M. Patricelli, Trustee and Karin J. Patricelli, Trustee of the Patricelli Family Trust U/A/D September 29, 2016**("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 Unit No 416 on the Master Deed establishing The Morgan Park Place Condominiums, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101-103, et. seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Instrument No 20050831-0104621, as amended in Instrument No 20051110-0136248, Instrument No 20060516-0057286, Instrument No 2001023-0131222, Instrument No 20070402-0038744, Instrument No 20070724-0087901, Instrument No 20071010-0120740 and Instrument No. 20100622-0048863, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed, as amended, Reference is hereby made to the map of the Nashville Horticultural Society Plan of record in Plat Book 2, Page 30, Chancery Court at Nashville, Tennessee

Being the same property conveyed to Dana Felicia Vickers and Marvin Haber Vickers III, by Warranty Deed from Glen Marconcini and Kimberley Marconcini, husband and wife, of record in Instrument No 20210615-0080381, in the Register's Office of Davidson County, Tennessee, dated June 10, 2021, and recorded on June 15, 2021

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

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Nashville Horticultural Society et als , as recorded in Plat Book 2, Page(s) 30

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Morgan Park Place Condominiums of record in Instrument No 20050831-0104621, as amended by instrument(s) of record in Instrument No 20051110-0136248, Instrument No 20060516-0057286, Instrument No 20061023-0131222, Instrument No. 20070402-0038744, Instrument No 20070724-0087901; Instrument No 20071010-0120740, Instrument No. 20100622-0048863, Instrument No 20140408-0029304 with

Scrivener's Affidavit recorded in Instrument No. 20140425-0035118; Instrument No. 20150910-0092062 and Assignment of Declarant's Rights recorded in Instrument No. 20150102-0000052; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20100112-0002819.

Easement for 54" sewer line as shown on survey by Site Engineering Consultants dated January 3, 2003.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050719- 0083911.

This is improved property located at 416 Van Buren Street Nashville TN 37208

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 22nd day of September, 2023.

Dana Felicia Vickers

Marvin Haber Vickers, III.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dana Felicia Vickers and Marvin Haber Vickers, III., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of September, 2023.

Notary Public
My Commission Expires: _____

