Karen Johnson Davidson County
Batch# 1057410 DEEDWARR
10/04/2023 11:59:30 AM 4 pgs
Fees: $23.00 Taxes: $11,100.00
20231004-0078096

| | |
|---|---|
| THIS INSTRUMENT PREPARED BY:<br>Mudter, Patterson & Cox PLLC<br>3811 Bedford Avenue<br>Suite 205<br>Nashville, Tennessee 37215<br><br>First Title & Escrow Co., Inc.<br>FTEC File No. 37884 | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $3,000,000.00.<br>Affiant<br>Subscribed and sworn to before me this 4th day of October, 2023.<br>Notary Public<br>My Commission Expires: 3/6/24 |

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Mark and Elizabeth Fioravanti<br>6040 Jocelyn Hollow Road<br>Nashville, TN 37205 | Mark and Elizabeth Fioravanti<br>6041 Jocelyn Hollow Road<br>Nashville, TN 37205 | Map and Parcel No.:<br>11609000600 |

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, William D. Edwards, Trustee of the 9th Avenue Trust U/A dated September 25, 2018, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Mark Fioravanti and Elizabeth Beck Fioravanti, Trustees of The Mark and Elizabeth Fioravanti Living Trust U/A dated March 25, 2022 ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 6040 Jocelyn Hollow Road, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 4th day of October, 2023.

William D. Edwards, Trustee of the 9th Avenue Trust U/A
dated September 25, 2018

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William D. Edwards, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of October, 2023.

Notary Public

My Commission Expires: 4-6-2024

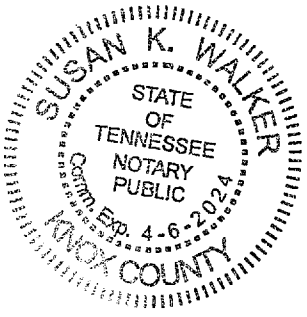


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 11 on the Map of West Meade Village, Section A of record in Book 1221, page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to William D. Edwards, Trustee of the 9th Avenue Trust dated September 25, 2018, by Deed dated July 21, 2021 from Donald Scott White, Trustee of the White Family Revocable Living Trust Agreement dated December 17, 2012 of record in Instrument No. 20210722-0098653, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 11609000600.
2. All matters appearing on the Plan of record as Book 1421, Page 71, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

**Tennessee Certification of Electronic Document**

I, George Mudter, 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 10/4/23 (date of document).

Affiant Signature

10/4/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

