Karen Johnson Davidson County
Batch# 1062550 DEEDWARR
10/18/2023 02:47:30 PM 4 pgs
Fees: $23.00 Taxes: $610.50
20231018-0081818

23858
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Amalfi Renovation & Design, LLC
1304 Calvin Ave
Nashville TN 37206

Send Tax Bills to:
New Owner

Map/Parcel: 08507006900

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Maria T. Duffy aka Maria Duffy, an unmarried woman,** hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my/our interest unto **Amalfi Renovation & Design, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 180 on the Plan of Section Four, Stanford Country Club Estates of record in Plat Book 2900, pages 83 and 84, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Maria T. Duffy by Warranty Deed from Megan Nicole Selby and McCauley Murdock Warren, a married couple, dated December 15, 2020, and filed at Instrument No. 20201221-01151109, Register's Office for Davidson County, Tennessee, on December 21, 2020.

This conveyance is subject to: Taxes for 2023 and subsequent years; plat of record in Plat Book 2900, pages 83 & 84 and any and all restrictions, easements and zoning regulations which may be applicable.

This is unimproved property known as: 216 Dedham Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with said GRANTEES 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 GRANTEES, 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) as on the date shown on the Notary forms.

Maria Duffy
by: Toni Parsley, Attorney in Fact

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Toni Parsley**, to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of Maria Duffy, and acknowledged that she executed the same as the free act and deed of the said Maria Duffy, and for the purposes therein contained, by virtue of a Power of Attorney duly executed by the said Maria Duffy.

Witness my hand and official seal at office, this 17th day of October, 2023.

KIMBRA R. ROUSH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires: 1/8/24

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value of this transfer is $165,000.00

April Bennett
Affiant

Sworn to and subscribed before me, this 17th day of October, 2023.

Notary Public

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

I, Kara Wall, 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 10/17/23 (date of document).

Affiant Signature

Date 10/18/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025