Karen Johnson Davidson County
Batch# 1077286 DEEDWARR
12/01/2023 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20231201-0092989

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00 Hannah Doyle Affiant Subscribed and sworn to before me this day of December 2023 Notary Public My Commission Expires:

SHELLY D. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026

WARRANTY DEED

Address New Owner: Hannah Doyle and Patrick Belinson 1420 Stratton Avenue Nashville, TN 37206	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 083-05-0-408.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN MARCARELLI AND DOLLY MARCARELLI, HUSBAND AND WIFE** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **HANNAH DOYLE, UNMARRIED, AS TO A 62.07% UNDIVIDED INTEREST AND PATRICK BELINSON, UNMARRIED, AS TO A 37.93% UNDIVIDED INTEREST AS TENANTS IN COMMON,** (collectively, "Grantee"), Grantee's 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 the easterly half of Lot No. 6 in the subdivision of the Ordway Property (formerly the Eighteenth Civil District) now in the City of Nashville, Davidson County, Tennessee, of record in Plat Book 57, Page 88, in the Register's Office for Davidson County, Tennessee.
Said easterly half of Lot No. 6 fronts fifty (50) feet on the south side of Stratton Avenue and extends back southwardly between parallel lines to two hundred and thirty-three (233) feet, more or less, to an alley.

Being the same property conveyed to John Marcarelli and Dolly Marcarelli, husband and wife by Warranty Deed from Adrienne E. John Cooper and Ryan Cooper, wife and husband of record in Instrument No. 20130530-0054276 Register's Office for Davidson County, Tennessee, dated May 23, 2013 and recorded on May 30, 2013.

This is improved property commonly known as: **1420 Stratton Avenue Nashville, TN 37206**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, upon which the improvements do not encroach, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 1st day of December, 2023.

JOHN MARCARELLI

DOLLY MARCARELLI BY JOHN MARCARELLI AS HER ATTORNEY IN FACT.

DOLLY MARCARELLI BY JOHN MARCARELLI, AS ATTORNEY IN FACT

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, , the within named bargainors, **JOHN MARCARELLI** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st day of December 2023.

Notary Public
My Commission Expires: 11-2-26

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **JOHN MARCARELLI** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **DOLLY MARCARELLI**, as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st day of December 2023.

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-2-26

True Copy Certification

I, Wesley D. Turner, 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 December 1, 2023.

Affiant Signature

Date: December 1, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 1st day of December, 2023.

Notary's Signature

My Commission Expires: 8/19/2025

Notary's Seal

