Karen Johnson Davidson County
Batch# 1086073 DEEDWARR
12/27/2023 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20231227-0099516

Prepared By & Return To: Tennessee Title Services LLC-Brentwc 7000 Executive Center Dr 290 Brentwood, TN 37027 B-23-4767	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of December, 2023 Notary Public Commission Expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nicholas Capobianco and Stephanie Capobianco 300 Hancock Street Nashville, TN 37207	Studio Bank 124 12th Avenue South Ste 400 Nashville, TN 37203	082 07 0 314.00

WARRANTY DEED

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,
Patrick Brian McInerney and Melissa Elise Grimes McInerney, husband and wife, as joint tenants with rights of suvivorship
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Nicholas Capobianco and Stephanie Capobianco, husband and wife
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the west 50 feet of Lot No. 31 on the plan of East Nashville Real Estate Co.'s Plan of Lots, as of record in Book 57, Page 11, Register's Office for said county.

Said part of lot fronts 50 feet on the south side of Hancock Street and runs back between parallel lines, along the east margin of Meridian Street or Avenue, 176 feet to an alley.

BEING the same property conveyed by Warranty Deed from D222, LLC, a Tennessee limited liability company to Patrick Brian McInerney and Melissa Elise Grimes, husband and wife as joint tenants with rights of survivorship, recorded March 1, 2017, as Instrument No. 20170301-0020296 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 300 Hancock Street, Nashville, TN 37207

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 so covenant with the 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 land 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.

Dated this the 22nd day of December, 2023.

Patrick Brian McInerney

Patrick Brian McInerney
Melissa Elise Grimes McInerney

Melissa Elise Grimes McInerney

STATE OF Texas
COUNTY OF Harris

On this 22nd day of December, 2023, before me virtually appeared Patrick Brian McInerney and Melissa Elise Grimes McInerney, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires: 04/20/2025
Notarized online using audio-video communication

NOTARY PUBLIC STATE OF TEXAS

Sabriyah Callis
ID NUMBER
133051542
COMMISSION EXPIRES
April 20, 2025

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 12/22/23.

Affiant Signature – Joshua A. Terry

12/26/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/26/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27