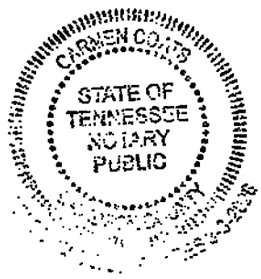
Karen Johnson Davidson County
Batch# 1099606 DEEDWARR
02/09/2024 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20240209-0009185

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $430,000.00. Affiant Subscribed and sworn to before me, this the 7th day of February, 2024. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
HON JV III Titleholder, LLC	New Owner(s)	181-10-0E-078.00-CO
8333 Douglas Avenue, Ste. 925		
Dallas, TX 75225		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FRANCESCO V. COLAIANNI, AN UNMARRIED MAN, AND GUISEPPE COLAIANNI, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HON JV III TITLEHOLDER, LLC, A TEXAS LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 78, on the Plat of High Point, Phase 1, Section 4, of record as Instrument No. 20130103-0000636, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Francesco V. Colaianni and Guiseppe Colaianni by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20140501-0036980 Register's Office for Davidson County, Tennessee, dated April 25, 2014 and recorded on May 01, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

The address of the herein described property is believed to be 5517 Prada Drive #78, Brentwood, TN 37027, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of February, 2024.

Francesco V. Colaianni

Guiseppe Colaianni by Francesco V. Colaianni, Attorney-In-Fact

STATE OF LOUISIANA
COUNTY OF Orleans

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Francesco V. Colaianni**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of February, 2024.

Notary Public

My Commission Expires:
At my dm

VINCENT CARR
Notary Public
State of Louisiana
Statewide Jurisdiction
Notary ID # 155613
My Commission is for Life

STATE OF LOUISIANA
COUNTY OF Orleans

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Francesco V. Colaianni**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Guiseppe Colaianni** as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of **Guiseppe Colaianni.**

Witness my hand and seal this 2nd day of February, 2024.

Notary Public

My Commission Expires:
At my dm

VINCENT CARR
Notary Public
State of Louisiana
Statewide Jurisdiction
Notary ID # 155613
My Commission is for Life

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **February 7, 2024** (date of document).

Affiant Signature

February 9, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 9th day of February, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25