WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1124494 DEEDWARR
04/18/2024 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,602.10
20240418-0027905

File #24-TC-0316-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $433,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April, 2024.

Notary Public
MY COMMISSION EXPIRES: [illegible]

ALEXIS CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. APRIL 2025

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Vivian Taranco Carsello, Trustee of Vivian Taranco Carsello Revocable Inheritance Trust dated September 30, 2021	**NEW OWNER**	
(NAME)	(NAME)	**119 01 0 460.00**
316 Peachtree Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

PEACHSTREET PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

VIVIAN TARANCO CARSELLO, TRUSTEE OF VIVIAN TARANCO CARSELLO REVOCABLE INHERITANCE TRUST DATED SEPTEMBER 30, 2021, AS AMENDED AND RESTATED,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 4 on the Plan of OVERHILL CITY AND W. H. FOX, of record in Plat Book 332, Page 21, 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 Peachstreet Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Toby N. Leonard, unmarried, of record in Instrument No. 20211108-0148783, in the Register's Office of Davidson County, Tennessee, dated November 04, 2021, and recorded on November 08, 2021.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OVERHILL CITY AND W. H. FOX, as recorded in Plat Book 332, Page(s) 21.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **316 Peachtree Street, Nashville, TN 37210**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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) this the 17th day of April, 2024.

Peachstreet Properties, LLC, a Tennessee Limited Liability Company

By: _____
Andrew Davidson Wheeler, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, C. Loy Carney of the state and county mentioned, personally appeared Andrew Davidson Wheeler, Authorized Agent of Peachstreet Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be Authorized Agent of Peachstreet Properties, LLC, the within named bargainor, a Limited Liability Company, and that he as such Authorized Agent of Peachstreet Properties, LLC executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, this 17th day of April, 2024.

C. Loy Carney
Notary Signature

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Printed Name:_____

My commission expires:_____

True Copy Certification

I, **Tonya Cherry,** 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 this the 17 day of April, 2024.

Affiant Signature
Date 4/17/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17 day of April, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027