RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1129474
05/01/2024 10:15:15 AM
Fees: $18.00 Taxes: $740.00

Davidson County
DEEDWARR
3 pgs

20240501-0031703

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ____ DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC TENNESSEE My Comm Exp. April 27, 2025 COUNTY OF WILLIAMSON

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Smack Ventures, LLC	Same as New Owner	
(NAME)	(NAME)	
4117 Hillsboro Pike, Ste 103-265		P/O 091-02-0-321-00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **BRADFORD GIOIA AND MINNA COOK GIOIA, CO-TRUSTEES OF THE GIOIA TENNESSEE COMMUNITY PROPERTY TRUST U/A/D JUNE 17, 2021**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SMACK VENTURES, LLC**, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of Homes at 5501 California Avenue & 1407 55th Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 5501 California Avenue & 1407 55th Avenue North, a Horizontal Property Regime, of record in Instrument Number 20240415-0026600, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Cook and Baker, LLC by Warranty Deed from Kenneth L. Bills, Jr. of record in Instrument No. 20050708-0079543 Register's Office for Davidson County, Tennessee, dated June 28, 2005 and recorded on July 08, 2005.

Being the same property conveyed to Minna Cook Gioia and Jan Baker Pass by Quitclaim Deed from Cook and Baker, LLC of record in Instrument No. 20050908-0108293 Register's Office for Davidson County, Tennessee, dated September 07, 2005 and recorded on September 08, 2005.

Being part of the same property conveyed to Christy W. Ivey Trustee by Quitclaim Deed from Minna Cook Gioia and Jan Baker Pass, of record in Instrument No. 20151229-0130702 Register's Office for Davidson County, Tennessee, dated December 21, 2015 and recorded on December 29, 2015 and within the same deed the said Christy W. Ivey Trustee conveyed his interest in the subject property to Minna Cook Gioia and Spouse, Bradford Gioia.

Being part of the same property conveyed to Bradford Gioia and Minna Cook Gioia, Co-Trustees of the Gioia Tennessee Community Property Trust U/A/D June 17, 2021 by Quitclaim Deed from Minna Cook Gioia and spouse, Bradford Gioia of record in Instrument No. 20210713-0094257 Register's Office for Davidson County, Tennessee, dated June 24, 2021 and recorded on July 13, 2021.This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1407 55th Avenue N., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

JW2024-480

Witness my hand this 30th day of April, 2024

BRADFORD GIOIA AND MINNA COOK PROPERTY TRUST

BY M. Kenna Cook Gioia, Trustee

MINNA COOK GIOIA, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Minna Cook Gioia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is Trustee of The Bradford Gioia and Minna Cook Property Trust and executed the within instrument as such Trustee.

Witness my hand and official seal this 30thth day of April, 2024.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

JW2024-480

unimproved
This is improved x property, known as 1407 55th Avenue N., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

Witness my hand this 26th day of April, 2024

BRADFORD GIOIA AND MINNA COOK PROPERTY TRUST

BY: Bradford Gioia

BRADFORD GIOIA, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Bradford Gioia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Trustee of The Bradford Gioia and Minna Cook Property Trust and executed the within instrument as such Trustee.

Witness my hand and official seal this 26th day of April, 2024.

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 27, 2025
COUNTY OF WILLIAMSON

Notary Public

JW2024-480