Karen Johnson Davidson County
Batch# 1153829 DEEDWARR
07/02/2024 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20240702-0049995

STEPHEN SISCO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $775,000.00. Affiant Subscribed and sworn to before me, this 1st day of July, 2024. Notary Public My commission expires: 1/11/2026

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Nickolas Mucci and Annelise Mucci, Jeff Mucci, and Jeff Mucci	**Nickolas Mucci and Annelise Mucci, Jeff Mucci, and Jeff Mucci**	**083-01-0O-002.00-CO**
1051B Petway Ave	**1051B Petway Ave**	
Nashville, TN 37206	**Nashville, TN 37206**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Hh Home Design LLC, a Tennessee Limited Liability Company

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Nickolas Mucci , Annelise Mucci and and Jeff Mucci and Jeff Mucci

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of TENFIFTYONE PETWAY AVENUE, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for TENFIFTYONE PETWAY AVENUE, a Horizontal Property Regime with Private Elements, at Instrument No. 20210726-0099855, 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 a portion of the same property conveyed to Hh Home Design LLC by Warranty Deed from Robert Ray Lovett of record in Instrument No. 20201106-0130581 Register's Office for Davidson County, Tennessee, dated October 30, 2020 and recorded on November 6, 2020.

This is improved property known as **1051B Petway Ave, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 1st day of July, 2024.

Hh Home Design, a Tennessee Limited Liability Company

Randy W. Huff - Member

Corey W. Huff - Member

Sharon L. Huff – Member

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of said County and State, personally appeared Randy W. Huff, Corey W. Huff, and Sharon L. Huff, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged them to be members (or other officer authorized to execute the instrument) of Hh Home Design, L.L.C., the within named bargainor, a Tennessee limited liability company, and that they as such members executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by them as members.
Witness my hand and official seal this 1st day of July, 2024.

Notary Public
My Commission Expires: 4/23/2025

Crystal Johnson
State of Tennessee Notary Public
Sumner County

Lenders Title Company File No. 24-000539-626

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Kathleen Cannon, 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 July 1, 2024.

Custodian's Signature

7.2.24
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 2nd day of July, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON