THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38298-08-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $817,000.00. Affiant Subscribed and sworn to before me this 15 day of August, 2024. Notary Public My Commission Expires: 3.2028

SYDNEY ANGEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Michael Morelli, Kaitlin Wilder 712 26th Avenue Nashville, TN 37208	**Send Tax Bills To:** U.S. BANK, NA. 2800 Tamarack Rd. Owensboro, KY 42301	**Tax Information:** Map and Parcel No.: 09206060200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cottage Partners, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Morelli, a single man, and Kaitlin Wilder, a single woman, as joint tenants with right of survivorship** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 712 26th Avenue, Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 1171521 DEEDWARR
08/16/2024 03:40:30 PM 4 pgs
Fees: $23.00 Taxes: $3,022.90
20240816-0063224

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of August, 2024.

Cottage Partners, LLC, a Tennessee limited liability company

BY: _____ Authorized Member
Richard Bacon, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Richard Bacon, the bargainor, 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 the Authorized Member of Cottage Partners, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of August, 2024.

_____
Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Buchi's Subdivision of Lot 20, McNairy's Subdivision, of record in Plat Book 421, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard Bacon by deed dated July 7, 2014 from Schree S. Hill, unmarried, of record in Instrument No. 20140709-0060224, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 8, 2014 of record in Instrument No. 20140709-0060225, Register's Office for Davidson County, Tennessee, Richard Bacon conveyed subject property to Cottage Partners, LLC, a Tennessee limited liability company.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 421, page 66, Register's Office for Davidson County, Tennessee.
3. Agreement For Dedication Of Public Right-Of-Way of record in Instrument No. 20211202-0159843, Register's Office for Davidson County, Tennessee.
4. Declaration of Restrictions and Covenants For SCM's For Regulated Residential Infill of record in Instrument No. 20230616-0046021, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 8/15/2024.

Affiant Signature

8/16/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of August, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY