Karen Johnson Davidson County
Batch# 1195286 DEEDWARR
10/18/2024 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $364.34
20241018-0081020

WARRANTY DEED

S. CHAPEL DRUMMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

T-RD-24-0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,469.37.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-3-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Remote Land Experts, LLC	**New Owner**	
(NAME)	(NAME)	**158-07-0-039.00**
201 E Center St Ste 112 PMB 3554		
(ADDRESS)	(ADDRESS)	
Anaheim, CA 92805		
(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, **MARK WARDISIANI, AN UNMARRIED MAN, AND AND ANGELA DANA, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REMOTE LAND EXPERTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,** 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. 34 of Forrest Trails Subdivision, Section 2 of record in Book 4675, page 45, Register's Office of Davidson County, Tennessee.

Beginning at the North most boundary line of Lot 34, this being a common point with Lot 35 on said subdivision plan; thence South 58 Degrees 28 Minutes East with said boundary line of Lot 35, 677.5 feet to a point; thence South 17 Degrees 5 Minutes West 43.30 feet to a concrete marker; thence North 72 Degrees 55 Minutes West 80 feet to a concrete marker; thence South 17 Degrees 5 Minutes West 100.00 feet to a concrete marker; thence North 80 Degrees 28 Minutes West along the boundary line of Lot 33, 397.5 feet to a point; thence North 40 Degrees 54 Minutes West still along a common boundary line of Lots 33 and 34, 260 feet to a point; thence North 26 Degrees 43 Minutes East 229.9 feet to the point of beginning. Said Lot containing 3.57 acres, more or less.

Together with a 60 foot driveway, public utility and drainage easement from Melbourne Drive on and across Lot 35 which is shown on the plat of record in Book 4675, page 45, Register's Office of Davidson County, Tennessee, however, this easement is subservient to the TVA power line easement of record in Book 2276, Page 402, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Mark Wardisiani, an unmarried man, and Angela Dana, an unmarried woman, joint tenants with right of Survivorship by Warranty Deed from Body A. Simmons and wife, Ethel B. Simmons of record in Instrument No. 20210716-0095745 Register's Office for Davidson County, Tennessee, dated July 15, 2021 and recorded on July 16, 2021.

This conveyance is subject to:
- Taxes for the year 2025 and thereafter,not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4675, Page 45, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4169, Page 719, Book 2435, Page 237, and amended in Book 2603, Page 440, in the Register's Office for Davidson County, Tennessee.
- Terms and Conditions of Private Utility Easement of record in Book 8091, Page 917, in the Register's Office for Davidson County, Tennessee.
- TVA power line easement of record in Book 2276, Page 402, in the Register's Office for Davidson County, Tennessee.
- Easement for the erection of a water tank and water lines and an access road thereto as conveyed to the Nashville Surburban Utility District of record in Book 3708, Page 635, in the Register's Office for Davidson

County, Tennessee.

- Grant of Access Easement of record in Instrument Number 20131021-0109496, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **Melbourne Drive, Nashville, Tennessee 37215**.

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 16th DAY OF OCTOBER, 2024.

Mark Wardisiani

Angela Dana

STATE OF New York
COUNTY OF Clinton

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

Witness my hand and official seal, this the 16th of October, 2024.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

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

Witness my hand and official seal, this the 16th of October, 2024.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Brian Mitchell, 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 October 16, 2024 (date of document).

Brian Mitchell

Affiant Signature

Date October 18, 2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of October, 2024.

S Chapel Drummond

Notary's Signature

MY COMMISSION EXPIRES: 11-3-25

