Karen Johnson Davidson County
Batch# 1202125 DEEDWARR
11/05/2024 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $3,441.00
20241105-0086002

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF Lake

Actual consideration or value, whichever is greater is $930,000.00.

Affiant

Subscribed and sworn before me this the 30th day of October, 2024.

LaShawn D Slade
NOTARY PUBLIC • STATE OF OHIO
My Commission Expires June 21, 2028

Notary Public
My commission expires: June 21 2028

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Christopher Phillips 1104 Baptist World Center Dr #3 Nashville, TN 37207	BPL Mortgage, LLC ISAOA/ATIM 1801 S. Meyers Road Oakbrook Terrace, IL 60181	071-14-3C-013.00 CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHAEL J. DONATO, TRSUTEE OFTHE MICHAEL J. DONATO REVOCABLE TRUST U/A/D FEBRUARY 10, 2015, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHRISTOPHER PHILLIPS, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being Unit No. 13, as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for 1104 Baptist World Center, a Horizontal Property Regime with Private Elements, as shown in Instrument No. 20220919-0104080, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of location and description of said unit.

Being the same property conveyed to Michael J. Donato, Trustee of The Michael J. Donato Revocable Trust U/A/D February 10, 2015, by Warranty Deed from Blue Sky Construction, Inc., a Tennessee corporation, dated 06/22/2023 and recorded 06/23/2023 in Instrument No. 20230623-0047888, Register's Office for Davidson County, Tennessee.

BEING PART OF the same property previously conveyed to Blue Sky Construction, Inc., a Tennessee corporation, by Warranty Deed from TTF Investments, LLC, a Tennessee limited liability company, dated 02/28/2022 and recorded 03/03/2022 in Instrument No. 20220303-0024004, Register's Office for Davidson County.

Also being a portion of the property conveyed to Blue Sky Construction, Inc. by Quitclaim Deed from TTF Investments, LLC, dated 09/08/2022 and recorded 09/12/2022 in Instrument No. 20220912-0101582, Register's Office for Davidson County, Tennessee.

BEING PART OF the same property previously conveyed to TTF Investments, LLC, a Tennessee limited liability company, by Warranty Deed from Bert McCarter and TriTrust Partners, a Tennessee general partnership, dated 12/08/2016 and recorded 12/09/2016 in Instrument No. 20161209-0129399, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

Witness my hand this the 30th day of October, 2024.

Michael J. Donato Revocable Trust dated February 10, 2015

BY: Michael J. Donato, trustee
Michael J. Donato, Trustee

STATE OF Ohio

COUNTY OF Lake

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael J. Donato, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Trustee of the within named bargainor, a Trust, and that he, as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Michael J. Donato Revocable Trust dated February 10, 2015 by the said Michael J. Donato as such Trustee.

Witness my hand and official seal this 30th day of October, 2024.

My commission expires: June 21, 2028

Notary Public

NOTARIAL SEAL
STATE OF OHIO

LaShawn D Slade
NOTARY PUBLIC • STATE OF OHIO
My Commission Expires June 21, 2028

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Elizabeth Levsen, 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 November 1, 2024.

AFFIANT

November 1, 2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1st of November, 2024.

NOTARY PUBLIC

My commission expires: 03/02/26

