BOX 10-A

RETURN TO:
PREMIER ESCROW LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 372[illegible]

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250551110

Karen Johnson
Batch # 1284697
06/16/2025 11 10 19 AM
Fees $48 00 Taxes $4,625 00

Davidson County
DEEDWARR
9 pgs

20250616-0046758

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,250,000 00

Affiant

Subscribed and sworn to before me, this 10th day of June, 2025

Notary Public
My Commission Expires

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information·
John Hans and Katherine Hans 3605 Meadow Drive Nashville TN 37215	New Owner	Tax Parcel ID No 117-01-0-092 00

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, **KEVIN MARCHETTI, LOUIS GINO MARCHETTI, JR., MICHAEL MARCHETTI, VICTORIA MARCHETTI, MARY MARCHETTI, CHRISTOPHER MARCHETTI, ANTONIO MARCHETTI and ANDREA SCHAEFFER** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **JOHN HANS AND KATHERINE HANS, HUSBAND AND WIFE,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows·

Land in Davidson County, Tennessee, and being Lot No 20 A & B on the plan of Meadowlawn, (Central Drive, as shown on said plan, is now known as Meadow Drive), as of record at Book 974, Page 35, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot

Being the same property conveyed to LOUIS G MARCHETTI, SR. AND WIFE, BETTY M. MARCHETTI, by deed from GEORGE E WARD AND BEN E. WARD, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, of record in Book 11639, page 139 , dated August 23, 1999 , said Register's Office

LOUIS G MARCHETTI, SR. predeceased his wife, BETTY M. MARCHETTI, who died on or about May 4, 2024. Her Last Will and Testament, being filed in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) under Case No 24P1561, devised the subject property to her children, KEVIN MARCHETTI and LOUIS GINO MARCHETTI JR , MICHAEL MARCHETTI and VICTORIA MARCHETTI, MARY MARCHETTI and CHRISTOPHER MARCHETTI, and ANTONIO MARCHETTI and ANDREA SCHAEFFER

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 117-01-0-092 00

Matters shown on the Plan of record in Plat Book 974, page 35, said Register's Office

This is improved property located at 3605 Meadow Drive Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of June, 2025

KEVIN MARCHETTI

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, KEVIN MARCHETTI, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand, at office, this 06 day of June, 2025.

Notary Public

My Commission Expires May 03, 2027

BRANDIE REED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of June, 2025.

LOUIS GINO MARCHETTI, JR.

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, LOUIS GINO MARCHETTI, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of June, 2025.

Notary Public

My Commission Expires: 11/03/2025

CRYSTAL TAYES
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4 day of June, 2025

MICHAEL MARCHETTI

STATE OF TN)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MICHAEL MARCHETTI, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4TH day of June, 2025.

Notary Public

My Commission Expires: 1-22-2029

CYNTHIA LARA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 22, 2029

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of June, 2025.

VICTORIA MARCHETTI

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, VICTORIA MARCHETTI, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of June, 2025.

CRYSTAL TAYES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 11/03/2026

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of June, 2025.

[redacted]
MARY MARCHETTI

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MARY MARCHETTI, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of June, 2025.

Crystal L. Tayes
Notary Public

My Commission Expires: 11/03/2025

CRYSTAL L. TAYES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of June, 2025

CHRISTOPHER MARCHETTI

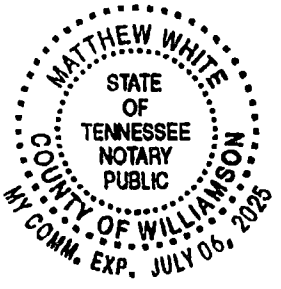
STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, CHRISTOPHER MARCHETTI, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand, at office, this 4th day of June, 2025

Notary Public

My Commission Expires. 07/06/2025



IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of June, 2025

ANTONIO MARCHETTI

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ANTONIO MARCHETTI, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of June, 2025.

Notary Public

My Commission Expires: 5.2026

JACQUELYN M MARCHETTI
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of June, 2025.

Andrea Schaeffer
ANDREA SCHAEFFER

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ANDREA SCHAEFFER, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand, at office, this 5th day of June, 2025.

CRYSTAL TAYES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Crystal Tayes
Notary Public

My Commission Expires. 11/03/2025