Karen Johnson Davidson County
Batch# 1472462 DEEDWARR
09/14/2026 03:46:30 PM 4 pgs
Fees: $23.00 Taxes: $2,294.00
20260914-0085345

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-5233

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Nicholas Joseph DePillo and Sallie Anne Rochelle	Movement Mortgage, LLC	061-16-0-205.00
(NAME)	(NAME)	
4115 Utah Ave, Unit A	8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Indian Land SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Twenty Thousand And No/100 Dollars ($620,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MYRTLE BEACH ADVENTURE PROPERTIES, LLC, A SOUTH CAROLINA LIMITED LIABILITY LIABILITY (INCORRECTLY STATING A TENNESSEE LLC IN GRANTOR'S VESTING DEED),** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLAS JOSEPH DEPILLO AND SALLIE ANNE ROCHELLE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 50 on the plan of KENNEDY AND GRAVES SUBDIVISION, BLOCKS "C" AND "D" MONTE VISTA, as of record in Plat Book 843, Page 14, in the

Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 50 fronts one-hundred-thirteen (113.1) feet on the South side of Alpine Avenue, and runs back between parallel lines 388 1/2 feet to a dead line.

This conveyance is all of Lot No. 50 except the 50 feet on the easterly side of same having formerly been sold and conveyed.

Being the same property conveyed to Myrtle Beach Adventure Properties LLC, a Tennessee Limited Liability Company by Warranty Deed from Christopher Pexa and Melissa Cundieff, f/k/a Melissa Pexa, husband and wife of record in Instrument No. 20220915-0102863, Register's Office for Davidson County, Tennessee, dated September 09, 2022 and recorded on September 15, 2022.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2026, a lien not yetdue and payable.

unimproved ☐
This is improved ☑ property, known as 1320 McAlpine Ave, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands this 10th day of September, 2026.

Myrtle Beach Adventure Properties, LLC, a South Carolina limited liability company

BY: Harold W. Wiegel, Jr. 2102
Harold W Wiegel, Jr.
Manager

STATE OF South Carolina
COUNTY OF Horry

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harold W. Wiegel, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of Myrtle Beach Adventure Properties, LLC, a South Carolina limited liability company, the within named bargainor, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Manager.

Witness my hand and official seal at office, this 10th day of Sept., 2026.

Arlene Barat
Notary Public
My commission expires: 6/16/2033

ARLENE BARAT
Notary Public - State of South Carolina
My Commission Expires
June 16, 2033

True Copy Certification

I, **Tonya Cherry,** 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 this the 10 day of September, 2026.

Affiant Signature
Date 9/11/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 11 day of September, 2026.

Notary's Signature
MY COMMISSION EXPIRES:

