Karen Johnson Davidson County
Batch# 225802 DEEDWARR
05/03/2019 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20190503-0041680

WARRANTY DEED

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-07-2019

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF April, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/7/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Grace M Ranalli	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grace M. Ranalli	New-Owner	
(NAME)	(NAME)	075110A14000CO
4292 Rachel Donelson Pass		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jeffrey J Quasny and Courtney B Quasny, husband and wife** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Grace M Ranalli ,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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. 104 on the Plat of First Revision, Phase Four C, Heritage Meadows of record in Plat at Instrument No. 20051017-0124480, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Courtney B. Quasny and husband, Jeffrey J. Quasny by Quitclaim Deed from Courtney E. Blevins, n/k/a Courtney B. Quasny of record in Instrument No. 20120330-0027099, Register's Office for Davidson County, Tennessee, dated March 23, 2012 and recorded on March 30, 2012. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Courtney E. Blevins by Warranty Deed from Amy Dablow Goolsby and husband, Lynn Goolsby of record in Instrument No. 20090715-0066326, Register's Office for Davidson County, Tennessee, dated July 10, 2009 and recorded on July 15, 2009. (Value of consideration shown in aforementioned deed $212,000.00.)

This conveyance is subject to all easements, restrictive covenants and conditions , and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4292 Rachel Donelson Pass Hermitage, TN 37076
(House Number) (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 heirs 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.

THIS WARRANTY DEED SHALL BE EFFECTIVE AS OF : 4/29/19

Witness my hand this 29 day of April, 2019.

Jeffrey J Quasny

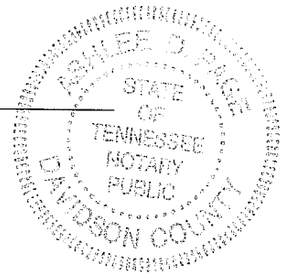
Courtney B Quasny

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jeffrey J Quasny and Courtney B Quasny**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29 day of April, 2019.

Notary Public



My Commission Expires: 11/8/22

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Katrina Hoff, a notary public for this county and state, Sean Huddleston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My commission expires: 03-08-2021

Notary's Seal: