Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-1282

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26th day of June, 2019

Notary Public

Commission Expires: 1-3-2023

SAMANTHA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: JANUARY 3, 2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Larry Desheles and Hailey Decker 5631 Higdon Road Joelton, TN 37080	CMG Financial 3160 Crow Canyon Rd. Suite 400 San Ramon, CA 94583	053-036.01 and 036-00-0-066.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Penelope Pagani and Gregory Alan Pagani, Sr., wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Larry Desheles and Hailey Decker

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in Cheatham and Davidson Counties, Tennessee, and being described according to a survey by Tommy E. Walker, Registered Land Surveyor, Tennessee No. 1465, according to a survey dated 19 April, 1992, as follows, to-wit:

Beginning at a point in the centerline of Higdon Road, Joelton, Tennessee, being the Northeasterly corner of the same property conveyed to Jimmy E. Allen and wife, Brenda G. Allen, now Brenda G. Lovell, by Deed from Jerry Shively, Administrator of the Estate of Mabel Elizabeth Kittell, as shown of record in Book 6291, Page 86, Register's Office for Davidson County, Tennessee, and Book 227, Page 769, Register's Office for Cheatham County, Tennessee; thence along the centerline of Higdon Road, South 15 degrees 22 minutes 59 seconds West 50.93 feet to a point; thence continuing along the centerline of Higdon Road and with a curve to the left, having a radius of 1211.40 feet 125.80 feet to a point; thence leaving the centerline of Higdon Road, North 66 degrees 2 minutes 5 seconds West 1003.40 feet to a point; thence North 18 degrees 43 minutes 42 seconds East 298.13 feet to a point; thence South 83 degrees 41 minutes 35 seconds East 135.71 feet to a point; thence South 31 degrees 40 minutes 52 seconds East 168.00 feet to a point; thence South 33 degrees 40 minutes 52 seconds East 264 feet to a point; thence South 49 degrees 40 minutes 52 seconds East 80 feet to a point; thence North 40 degrees 30 minutes 12 seconds East 210.60 feet to a point; thence South 49 degrees 49 minutes 00 second East 385.04 feet to a point in the beginning.

Being the same property conveyed to Greg A. Pagani, Sr., and Penelope Pagani, husband and

Patrick Smith, Register
Cheatham County Tennessee
Rec #: 224672 Instrument #: 198921
Rec'd: 15.00 Recorded
State: 662.30 8/19/2019 at 10:12 AM
Clerk: 1.00 in Record Book
Other: 2.00 550
Total: 680.30 Pages 2340-2342

Karen Johnson Davidson County
Batch# 274533 DEEDWARR
08/21/2019 12:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190821-0084018

wife by Warranty Deed from Richard Markott, Jr., a single person of record in Book RB531, Page 958, Register's Office for Cheatham County, Tennessee, dated January 26, 2018 and recorded on February 01, 2018 and of record in Instrument No. 20180205-0011461, Register's Office for Davidson County, Tennessee, dated January 26, 2018 and recorded on February 05, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5631 Higdon Road, Joelton, TN 37080

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 26 day of June, 2019.

Penelope Pagani
Penelope Pagani

Greg A. Pagani, Sr.

STATE OF Florida
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Penelope Pagani and Greg A. Pagani, Sr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26 day of June, 2019.

Notary Public
My Commission Expires: April 20, 2020

(Notary Seal)

SHELLEY O'NEILL
My Commission # FF 945509
Expires April 20, 2020
Bonded Thru Notary Public Underwriters

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and~~/or 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 according to law.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)