THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200124330** Karen Johnson Davidson County Batch# 350540 DEEDWARR 01/30/2020 09:33:22 AM 2 pgs Fees: $13.00 Taxes: $1,322.75 20200130-0011035	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $357,500.00. Danielle Diluzio Affiant Subscribed and sworn to before me, this 24th day of January, 2020. Notary Public My Commission Expires:

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address New Owner: Danielle Diluzio 3331 Love Circle Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-06-0-340.00

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, **Daniel Val Diluzio and Regina Russo Diluzio, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Danielle Diluzio, umarried**, ("Grantee"), her 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, being Lot(s) 107B, as shown on the map entitled Plan of Zone Lot Division of Lots 107 and 109, West End Heights, of record in Plat Book 332, pages 124 and 125, as amended in Plat Book 6900, page 272, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DANIEL VAL DILUZIO and REGINA RUSSO DILUZIO, HUSBAND AND WIFE, by deed from ADELE MUNCE JONES, TRUSTEE OF THE ADELYN MUNCE JONES REVOCABLE INTER VIVOS TRUST U/A/D 6/9/09, of record in Instrument No. 20141217-0115501 , dated December 11, 2014 , said Register's Office.

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 2020 and subsequent years for Map-Par. 104-06-0-340.00.

Matters shown on the Plan of record in Plat Book 332, pages 124-125 and in Plat Book 6900, page 272, said Register's Office.

Rights of others in and to party walls.

This is improved property located at 3331 Love Circle Nashville TN 37212

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 24th day of January, 2020.

Daniel Val Diluzio

Regina Russo Diluzio

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel Val Diluzio and Regina Russo Diluzio, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of January, 2020.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022