Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Subscribed and sworn to before me, this 3rd day of February, 2020.

Notary Public
My commission expires:

03-1911-38915

Address of New Owner:	Send Tax Bills to:	Tax Information:
Zachary Miles Lizzio 19 Jay St Nashville TN 37210	Zachary Miles Lizzio 19 Jay St Nashville, TN 37210	119-06-0-303.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bounkhong Sourivong and wife, Chanpheng Sourivong**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Zachary Miles Lizzio, an unmarried man and Vincent Paul Lizzio, a married man, as joint tenants with rights of survivorship** hereinafter called the Grantees, their successors 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. 13, on the Plan of Rosewood Estates, Section Two, of record in Book 4955, Page 125, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bounkhong Sourivong and wife, Chanpheng Sourivong and Songkham Bounlisavong and Houmkeo Banouvong and wife, Kinnady Banouvong by deed from Sandra L. Ferguson Nichols and husband, James R. Nichols, dated November 23, 1983, recorded December 14, 1983, of record in Book 6193, Page 955, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Bounkhong Sourivong and wife, Chanpheng Sourivong by Quitclaim Deed from Bounkhong Sourivong and wife, Chanpheng Sourivong and Songkham Bounlisavong and Houmkeo Banouvong and wife, Kinnady Banouvong, dated January 12, 1987, recorded January 20, 1987, of record in Book 7112, Page 176, Register's Office for Davidson County, Tennessee.

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

This property is improved property known as 19 Jay St, Nashville, TN 37210.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Karen Johnson Davidson County
Batch# 355979 DEEDWARR
02/10/2020 11:22:31 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20200210-0015027

WITNESS my hand this 3rd day of February, 2020.

Bounkhong Sourivong

Chanpheng Sourivong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Bounkhong Sourivong and Chanpheng Sourivong**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 3rd day of February, 2020.

Notary Public

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 03/08/2021