THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-28249

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,665,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April, 2020

Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 384730 **DEEDWARR**
04/13/2020 11:49:29 AM 2 pgs
Fees: $13.00 Taxes: $6,160.50

20200413-0038231

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rhonda Kay Gierow, Trustee of the Armin M. Gierow 2015 Irrevocable Trust & Rhonda Kay Gierow, Trustee of the Anna K. Gierow 2015 Irrevocable Trust	NEW OWNER	MAP
1726 Linden Ave.		PARCEL 104-16-0-166.00
Nashville, TN 37212		
(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, **Linus Catignani and Gilberto Gonzalez, as tenants in common with each owner holding a 50% undivided ownership interest**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rhonda Kay Gierow, Trustee of the Armin M. Gierow 2015 Irrevocable Trust as amended and restated u/a/d May 26, 2017 and Rhonda Kay Gierow, Trustee of the Anna K. Gierow 2015 Irrevocable Trust as amended and restated u/a/d May 26, 2017**

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 in Davidson County, Tennessee, being Lot No. 108 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, of record in Plat Book 332, Page 117, Register's Office for said County, more particularly described as follows:

Said Lot No. 108 fronts 55 feet on the northerly side of Linden Avenue and runs back between parallel lines with the easterly margin of 18th Avenue South, formerly Mount Vernon Avenue, 143.5 feet and on the east line 143.4 feet to an alley shows 55 feet on said alley.

Being the same property conveyed to Linus Catignani and Gilberto Gonzalez, as tenants in common with each owner holding a 50% undivided ownership interest by Warranty Deed from Dianne R. Crain, Individually and as Administratrix of the Estate of Frank Lamont Hyde, of record in Instrument No. 20190114-0003434, Register's Office for Davidson County, Tennessee, dated January 11, 2019 and recorded on January 14, 2019, as corrected by Scrivener's Affidavit recorded on April 04, 2019 of record in Instrument No. 20190404-0030711, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1726 Linden Ave., Nashville, TN 37212.**

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.

Witness our hand(s) this the 10th day of April, 2020.

Linus Catignani

Gilberto Gonzalez

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Linus Catignani** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 10th day of April, 2020.

My Commission expires: Jan 8, 2024

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gilberto Gonzalez** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 10th day of April, 2020.

My Commission expires: Jan 8, 2024

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC

Notary Public