Karen Johnson Davidson County
Batch# 392788 DEEDWARR
04/28/2020 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.13
20200428-0044336

Prepared By & Return To:
Tennessee Title Services, LLC
112 Center Court, Suite- A
Clarksville, TN 37040
C20-0360

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22nd day of April, 2020

Notary Public

Commission Expires: 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael Spiezio and Amber Lynne Spiezio 2917 Cherrybark Court Hermitage, TN 37076	PNC Bank, N.A. ISAOA/ATIMA PO Box 8800 Dayton, OH 45482-0340	109-04-0A-068.00-CO

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,

Herbert J. Gaunt and Casey Gaunt, a married couple, as tenants by the entirety

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

Michael Spiezio and Amber Lynne Spiezio, husband and wife

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. 30 on the Plan of Final Plat, for Cluster-Lot Subdivision, Towering Oaks, Phase One of record in Plat at Instrument No. 20071127-0137704, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Herbert J Gaunt, unmarried by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20130812-0084381 Register's Office for Davidson County, Tennessee, dated August 1, 2013 and recorded on August 12. 2013.

Being the same property conveyed to Herbert J. Gaunt and Casey Gaunt, a married couple by Quitclaim deed from Herbert J. Gaunt of record in Instrument No. 20190114-0003456 Register's Office for Davidson County, Tennessee, dated December 28, 2018 and recorded on January 14, 2019.

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: 2917 Cherrybark Court, Hermitage, TN 37076

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 21 day of April, 2020.

Herbert J. Gaunt

Casey Gaunt

STATE OF Indiana
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Herbert J. Gaunt and Casey Gaunt** 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 at Westfield (city), IN (state) this 21st day of April, 2020.

NOTARY PUBLIC SEAL INDIANA

CECILIA GENTRY
HAMILTON COUNTY
My Commission Expires
JULY 16, 2027
NP0721350

Notary Public
My Commission Expires: July 16 2027

(Notary Seal)

True Copy Certification

I, **Jennifer Pennell**, 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 according to law.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022