THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 20-2355
Parcel ID: 173-09-0A-268.00-C

Property Address:
8356 Saint Danasus Drive, Nashville, TN 37211

Karen Johnson Davidson County
Batch# 424845 **DEEDWARR**
06/24/2020 09:35:30 AM 2 pgs
Fees: $13.00 Taxes: $1,394.90

20200624-0067986

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Warranty Deed

Send Tax Statements To:
David & Deborah Vulcano
9413 Lake Shore Drive
Brentwood, TN 37027

Address of New Owner:
David & Deborah Vulcano
9413 Lake Shore Drive
Brentwood, TN 37027

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **JACQUELINE S. CLARY and JOHN M. KNOUFF, wife and husband,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **DAVID VULCANO and DEBORAH VULCANO, husband and wife,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 211 on the plan of Lenox Village, Phase "E", of record as Instrument Number 200401090003952, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JACQUELINE S. CLARY and JOHN M. KNOUFF, wife and husband by Deed dated December 18, 2014 from NAN GLENN and husband, CRAIG POWERS GLENN, recorded December 26, 2014, in Instrument Number 20141226-0117988, in the Official Records of Davidson County, Tennessee. (Value or consideration shown in aforementioned Deed $297,000.00)

This is improved property known as, 8356 Saint Danasus Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2020 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat 20040109-0003952, Register's Office for Davidson County, Tennessee.

3. Sanitary sewer and/or storm drainage easement granted to Metropolitan Government of Nashville and Davidson County as contained in Book 7985, page 449, Book 7361, page 230, Instrument No. 20030923-0140666, and Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee.

4. Charter for Homeowner's Association of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.

5. Declaration of Covenants, Conditions and Restrictions of record in Instrument No.

20020315-0032826, Instrument No. 20021226-0158458, Master Deed 20020315-0032825, and Master Deed 20021226-0158459, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 22 day of June, 2020.

JACQUELINE S. CLARY

JOHN M. KNOUFF

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named JACQUELINE S. CLARY and JOHN M. KNOUFF, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 22 day of June, 2020.

Notary Public

My Commission Expires: 2-4-23

STEPHANIE A GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $377,000.00.

Affiant

SWORN TO and subscribed before me on this 22 day of June, 2020.

Notary Public

My Commission Expires: 2-4-23

STEPHANIE A GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY