**Prepared By ~~& Return To~~:**
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-1830

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of July, 2020

Notary Public

Commission Expires: 9/4/2023

SUSAN T. REINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Anthony Carlo and Sara Cottrill Carlo<br>62 Vaughns Gap Road<br>Nashville, TN 37205 | New Owner | 129-15-0-001.00 |

# 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,

**Michael A. Dant and Kaytlin G. Lowder, husband and wife**

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

**Sara M. Cottrill-Carlo and Anthony Carlo, wife and husband**

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. 143 on the Plan of Section 1, Warner Park Valley of record in Plat Book 3600, Page (s) 12 thru 14, 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 Michael A. Dant and Kaytlin G. Lowder, husband and wife by Warranty Deed from Ian Navarro-Soto and wife, Kady Truesdale Navarro of record in Instrument No. 20160203-0010366 Register's Office for Davidson County, Tennessee, dated January 27, 2016 and recorded on February 03, 2016.

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: 62 Vaughns Gap Road, Nashville, TN 37205

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.



Karen Johnson Davidson County
Batch# 434551 DEEDWARR
07/10/2020 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20200710-0075118

202007100075118

Dated this ~~the~~ 8th day of July, 2020.

Michael A. Dant

Kaytlin G. Dant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael A. Dant and Kaytlin G. Dant** 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 ~~Brentwood~~, Tennessee ~~this 8th day~~ of July, 2020.

Notary Public
My Commission Expires: 9/6/2021

SUSAN L HEINRICH * NOTARY PUBLIC * STATE OF TENNESSEE * COUNTY OF DAVIDSON

(Notary Seal)

Return to:
MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

