File 33454-8 Box 14

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **545,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **08/06/2020** Notary Public MY COMMISSION EXPIRES: 5/9/23 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 452417 **DEEDWARR**
08/07/2020 11:29:25 AM 2 pgs
Fees: $13.00 Taxes: $2,016.50

20200807-0088092

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

This Instrument Prepared By and Return To:

[redacted]

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #20-3008

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edwin French DeMoss, III and Leslie H. DeMoss	**CapStar Bank**	**115-05-0-021.00**
(NAME) **6566 Brownlee Drive**	(NAME) **2002 Richard Jones Road Suite 300A**	
(ADDRESS) **Nashville, TN, 37205**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Evan Giovanello and Allyson Giovanello, a married couple,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edwin French DeMoss, III and Leslie H. DeMoss, husband and wife** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 64 on the Revised Plan of West Meade Hills, Section 3, as of record in Book 3300, Page 8, Register's Office for said County.

Beginning on the easterly margin of Rodney Drive at the corner of Lot Nos. 63 and 64; thence with the line between said two lots, Eastwardly 175.2 feet; thence South 59° 08' West 7.1 feet; thence South 18° 30' West 235 feet to the northerly margin of Brownlee Drive; thence with said Drive, Westwardly 145.5 feet to a concrete monument at the beginning of a curve; thence around said curve with a radius of 25 feet, Northwestwardly 39.27 feet to a concrete

monument on the easterly margin of Rodney Drive; thence with said Drive, Northwardly 215 feet to the beginning.

Being the same property conveyed to Evan Giovanello and Allyson Giovanello, husband and wife by Deed dated June 30, 2015 from Beverly J. Donoho and Spouse, John Richard Pipkin, recorded July 6, 2015, in Instrument Number 20150706-0064874, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **6566 Brownlee Drive, Nashville, TN 37205**
(House Number) (Street) (City, State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **6th** day of **August, 2020**.

Evan Giovanello

Allyson Giovanello

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Evan Giovanello and Allyson Giovanello**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **6th** day of **August, 2020**.

NOTARY PUBLIC

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10/24/2020