Karen Johnson Davidson County
Batch# 455332 **DEEDWARR**
08/12/2020 12:55:28 PM 2 pgs
Fees: $13.00 Taxes: $1,109.96

20200812-0090048

TY DEED

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville TN 37215

File No.: AGL-20-320-SALE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,988.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NICHOLAS EDWARD IORIO and AMIE MICHEL MIRIELLO	NEW OWNER	052-02-0-244.00
(NAME)	(NAME)	
320 RANDY ROAD		
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **CHRISTOPHER JONES,** A MARRIED MAN AND **ASHTON JENNINGS,** AN UNMARRIED MAN, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **NICHOLAS EDWARD IORIO** AND **AMIE MICHEL MIRIELLO, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 32 on the plan of Rainbow Terrace, Section III, as shown by pPlat of record in Plat Book 2133, Page 20, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to George Ashton Jennings, a married man, and Christopher Jones, a married man, by Warranty Deed from Kyle Townsend, a married man, and Fred L. Howell, Jr., a married man, dated January 17, 2020, recorded on January 23, 2020, in Instrument No. 20200123-0008590, in the Register's Office of Davidson County, Tennessee.

Subject property is not the primary or marital residence of Grantor his/her spouse, and or dependents as defined by statute.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 320 RANDY ROAD, MADISON, TN 37115
(House Number) (Street) (City or Town) (Postal 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 GRANTEES, 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this 30th day of July, 2020.

CHRISTOPHER JONES

GEORGE ASHTON JENNINGS

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER JONES and GEORGE ASHTON JENNINGS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of July, 2020.

Notary Public
My Commission Expires: 3/6/24

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171