Karen Johnson Davidson County
Batch# 456881 DEEDWARR
08/14/2020 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,335.33
20200814-0091243

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 5-2-22
(AFFIX SEAL)

R-VRES-20-2428

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Giacomo Sgarbi and Valeria Tarozzi	New Owner	
(NAME)	(NAME)	**182-15-0B-038.00-CO**
2428 Prairie Hill Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 consideration, the receipt of which is hereby acknowledged, **STEPHEN PROVENZA, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GIACOMO SGARBI AND VALERIA TAROZZI, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 38 on the Plan of Final Plat of Minor Subdivision, Clover Glen, Phase 1A of record in Plat at Instrument No. 20180618-0058128, 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 Meritage Homes of Tennessee Inc an Arizona Corporation by Special Warranty deed from OHB Land LLC a Tennessee Limited Liability Company of record in Instrument No. 20170208-0013268 Register's Office for Davidson County, Tennessee, dated February 06, 2017 and recorded on February 08, 2017.

Being the same property conveyed to Stephen Provenza, an unmarried man by Warranty deed from Meritage Homes of Tennessee inc a Arizona Corporation of record in Instrument No. 20190328-0027845 Register's Office for Davidson County, Tennessee, dated March 27, 2019 and recorded on March 28, 2019.

This conveyance is subject to:
- Davidson County Taxes for the year 2020 and any subsequent years, a lien not yet due and payable.
- All matters shown on the Plan of record as Instrument Number 20180618-0058128, Register's Office of Davidson County, Tennessee.
- All matters shown on the Plan of the Battle Lands record in Minute Book I, Page 299, Chancery Court for Davidson County, Tennessee. (no copy available)
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180608-0055284 and amended in Instrument No. 20190213-0013583, Register's Office for Davidson County, Tennessee.
- Right of Way of Clover Glen Way and Notchleaf Road and an alley.
- Declarations of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20161027-0113628, Instrument No. 20170623-0063193, Instrument No. 20180430-0040397 , in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2428 Prairie Hill Drive, Antioch, Tennessee 37013**.

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), 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.

Lindsey Provenza joins in this conveyance to quitclaim any interest she may have in the above-described property.

Witness my/our hand(s) this the 12th DAY OF AUGUST, 2020.

Stephen Provenza by Laura Mitchell, Attorney-in-fact
Stephen Provenza By Laura Mitchell, Attorney in Fact

Lindsey Provenza by Laura Mitchell, Attorney-in-fact
Lindsey Provenza By Laura Mitchell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of STEPHEN PROVENZA AND LINDSEY PROVENZA, and who acknowledged he/she/they executed the same as the free act and deed of the said STEPHEN PROVENZA AND LINDSEY PROVENZA.

Witness my hand and official seal, this the 12th of August, 2020.

Lauren Rose Ewing
Notary Public
My Commission Expires: 2/22/22
(SEAL)

LAUREN ROSE EWING
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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