THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201031132**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me, this 16th day of November, 2020. Notary Public My Commission Expires: ___

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

Karen Johnson Davidson County
Batch# 520810 DEEDWARR
11/24/2020 01:38:18 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20201124-0137966

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Seth Samuel Shipley 7428 Stacy Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 142 02 0 036.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Giovanni Menegazzo, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Seth Samuel Shipley, a married man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Cross Timbers Section 2, as of record in Book 3700, Page 92, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Giovanni Menegazzo, unmarried, by Warranty Deed from Richa Kelly Nipper, unmarried, of record in Instrument No. 20110505-0034713, in the Register's Office of Davidson County, Tennessee, dated May 3, 2011 and recorded on May 05, 2011.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CROSS TIMBERS SECTION 2, as recorded in Plat Book 3700, Page(s) 92.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4064, Page 909 and amended in Book 5425, Page 362.

This is improved property located at 7428 Stacy Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of November, 2020.

Giovanni Menegazzo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Giovanni Menegazzo, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of November, 2020.

Notary Public

My Commission Expires: _____

