Karen Johnson Davidson County
Batch# 532988 DEEDWARR
12/14/2020 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,553.63
20201214-0146947

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1616

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Guy F. Christiano and Janine Christiano, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jonathan Moskal and Emily Moskal, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Gibson Heights of record in Plat Book 1835, Page 133, 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 Guy F. Christiano and Janine Christiano, husband and wife by deed from Stanley H. Morris and Mark D. Morris, dated July 31, 2017, of record in Inst. No. 20170802-0078502, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2412 Cooper Lane, Nashville, TN 37216.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Jonathan Moskal **2412 Cooper Lane** **Nashville, TN 37216**	Same	**073-09-0-070.00**

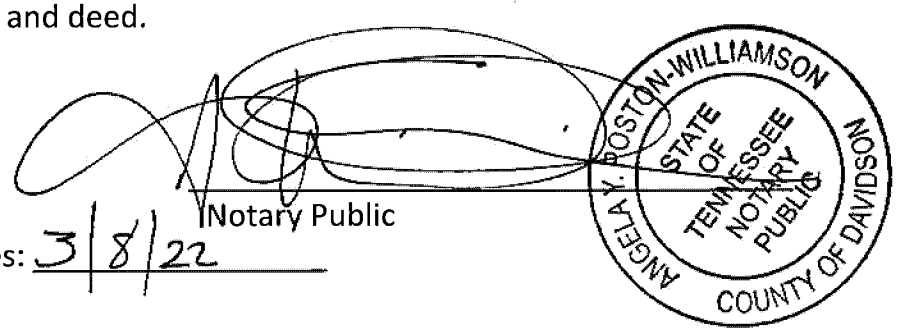
WITNESS THE EXECUTION HEREOF this 3rd day of December, 2020.

Guy F. Christiano

Janine Christiano

State of Tennessee)
County of Davidson)

On this 3rd day of December, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Guy F. Christiano and Janine Christiano, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



Notary Public

My Commission Expires: 3/8/22

State of Tennessee)
County of DAVIDSON **)**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 419,900.00.**

Affiant

Sworn and subscribed before me on this the 3rd day of December, 2020.

Notary Public

My Commission Expires: 07-03-2023



True Copy Certification

I, Matthew Anderson, 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 Davidson

Personally appeared before me, Claire Jenkins, a notary public for this county and state, Matthew Anderson, 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: 10/2/23

