Karen Johnson Davidson County
Batch# 564893 DEEDWARR
02/01/2021 10:12:46 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20210201-0013977

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jay J. Vernali 707 Cerro Vista Drive Goodlettsville, TN 37072	U.S. Bank, NA 4801 Frederica Street Owensboro, KY 42301	025120-032.00

THIS INDENTURE, made this 10th day of December, 2020 between

John D'Agostino and wife, Andrea D'Agostino

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Jay J. Vernali, a single man

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 23 on the Subdivision known as Clark Place, Section Four, in the 10th Civil District of Davidson County, Tennessee, at Goodlettsville a plan of which is of record in Book 2331, Page 74, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John D'Agostino and wife, Andrea D' Agostino by Special Warranty Deed dated 3/19/2008 from Up2Date Restoration Investments, Inc. of record in Instrument No. 20080320-028428, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 707 Cerro Vista Drive, Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2020 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and

that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

John D'Agostino

Andrea D'Agostino

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, John D'Agostino and Andrea D'Agostino, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 10th day of December, 2020.

Karen B. Heavener
Notary Public
My Commission Expires: _____

KAREN B HEAVENER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 335,000.00.

Andrea Dagostino
Affiant

Sworn to and subscribed before me, this 10th day of December, 2020.

Karen B. Heavener
Notary Public
My Commission Expires: _____

KAREN B HEAVENER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023