Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $254,900.00

Affiant

Subscribed and sworn to before me this 4th day of February, 2021.

Notary Public
My commission expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 568923 **DEEDWARR**
02/05/2021 09:40:06 AM 2 pgs
Fees: $13.00 Taxes: $943.13

20210205-0016786

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Peter Cianelli 4918 Yorktown Road Nashville, TN 37211	InterLinc Mortgage Services, LLC 5875 North Sam Houston Pkwy. W. Houston,Texas 77086	148-13-0-151

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Bryson Breakey and Rachel Breakey, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Peter Cianelli, a single man** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 257 on the plan of Fairlane Park, Section III, of record in Book 2331 Pages 145 and 146, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete accurate description as to details and location of said lot.

Being the same property conveyed to Bryson Breakey and Rachel Breakey, husband and wife, by deed from Surge Enterprises, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20181024-0105317, Register's Office for Davidson County, Tennessee, and dated October 23, 2018.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Fairlane Park of record in Plat Book 2331 Pages 145 and 146 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 4918 Yorktown Road, Nashville, TN 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 4th day of February, 2021.

Bryson Breakey

Rachel Breakey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of February, 2021, before me personally appeared Bryson Breakey and Rachel Breakey, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of February, 2021.

Notary Signature
My commission expires: 2/12/23

