WARRANTY DEED

Karen Johnson Davidson County
Batch# 591169 DEEDWARR
03/12/2021 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20210312-0033367

Y-SB-BMR-21-1112-21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 4-13-22 (AFFIX SEAL)

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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)
David Joseph Giansante and Nancy Danielle Giansante	Cardinal Financial Co.	
(NAME)	(NAME)	118-09-0D-021.00-CO
2942 Primrose Circle	3701 Arco Corporate Dr. #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Charlotte NC 28273	
(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, **GUIDO PARRI AND MARIA PARRI, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID JOSEPH GIANSANTE AND NANCY DANIELLE GIANSANTE, 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 Unit 21, Glendale Condominium, as Established Under Master Deed of Record in Instrument No. 20080104-0001233, in the Register's Office, Davidson County, Tennessee, to Which Master Deed Reference Is Hereby Made for a More Particular Description of Said Unit.

Being the same property conveyed to Guido Parri and Maria Parri, husband and wife by Warranty deed from James U. Rust, IV of record in Instrument No. 20110607-0043694 Register's Office for Davidson County, Tennessee, dated June 03, 2011 and recorded on June 07, 2011.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Master Deed establishing a Horizontal Property Regime of Glendale Condominium of record in Instrument Number 20080104-0001233, Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Instrument Number 20080107-0001515, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20071226-0146955, 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: **1112 Clifton Ln Apt 21, Nashville, Tennessee 37204**.

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.

Witness my/our hand(s) this the 1st DAY OF MARCH, 2021.

Guido Parri by Christine Parri,
Attorney - In - Fact
Guido Parri by Christine Parri, Attorney-In-Fact

Power of Attorney filed of record March 3, 2021 in Instrument No. _____,
Register's Office for Davidson County, Tennessee.

Maria Parri by Christine Parri,
Attorney - In - Fact
Maria Parri by Christine Parri, Attorney-In-Fact

Power of Attorney filed of record March 3, 2021 in Instrument No. _____,
Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTINE PARRI, 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 GUIDO PARRI AND MARIA PARRI, and who acknowledged he/she/they executed the same as the free act and deed of the said GUIDO PARRI AND MARIA PARRI.

Witness my hand and official seal, this the 1st of March, 2021.

Notary Public
My Commission Expires: 5.2.22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY