THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210333869** Karen Johnson Davidson County Batch# 613941 **DEEDWARR** 04/13/2021 11:38:17 AM 2 pgs Fees: $13.00 Taxes: $2,016.50 20210413-0049091	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $545,000.00. Cody Anderson Affiant Subscribed and sworn to before me, this 8th day of April, 2021. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cody Anderson and Allie Ruth Slick 5602B Kentucky Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 091 06 0 301.00

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, **Anthony M. Gianeselli and Olivia Largent Gianeselli, f/k/a Olivia Largent, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Cody Anderson and Allie Ruth Slick, husband and wife**, ("Grantees") their, 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 1507, Extension of Plan No. I, West Nashville to the Morrow Road, as shown on plat of record in Plat Book 57, Page 173, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more Particular description of said property.

Being the same property conveyed to Anthony M. Gianeselli, an unmarried man and Olivia Largent, an unmarried woman, by Warranty Deed from Gala, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20150302-0017864, in the Register's Office of Davidson County, Tennessee, dated March 02, 2015 and recorded on March 02, 2015.

Also see Scrivener's Affidavit recorded on August 28, 2015 in Instrument No. 20150828-0087417, in the Register's Office of Davidson County, Tennessee.

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 Extension of Plan No. I, West Nashville to the Morrow Road, as recorded in Plat Book 57, Page(s) 173.

This is improved property located at 5602B Kentucky Avenue Nashville TN 37209

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 8th day of April, 2021.

Anthony M. Gianeselli

Olivia Largent Gianeselli f/k/a Oliva Largent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anthony M. Gianeselli and Olivia Largent Gianeselli, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of April, 2021.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

ABBY BENSON
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