SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 620017 DEEDWARRSP
04/21/2021 10:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210421-0053229

File No. GH 21.03

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 day of January, 2021.

April

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Leslie A. Garside, Esq., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dana G. Caridi	Same as New Owner	09606022400
(NAME)	(NAME)	
510 Crosswood Ct.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE OBLIGATIONS UNDERTAKEN BY GRANTEE PURSUANT TO A CERTAIN FINAL DECREE FOR DIVORCE FILED IN THE 126TH JUDICIAL DISTRICT COURT OF TRAVIS COUNTY, TEXAS, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ROBERT C. CARIDI,** an unmarried man, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANA G. CARIDI,** an unmarried woman, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 509 on the Plan of Cloverhill Section VIII, of record in Plat Book 2331, Page 11, 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 Dana G. Caridi and Robert C. Caridi, wife and husband, by Warranty Deed from Judy A. Jamison and Donna Faye Underwood and Kathy H. Lee and Timothy Darrell Hardy, dated July 19, 2017, recorded July 19, 2017, and appearing of record at Instrument No. 20170719-0072998, Register's Office for Davidson County, Tennessee.

Dana G. Caridi and Robert C. Caridi have since been granted a divorce under Cause No. D-1-FM-20-001003 (*In the Matter of Dana Gellert Caridi and Robert Clark Caridi*), in the 126th Judicial District Court of Travis County, Texas. This instrument is being executed pursuant to the terms in said final decree.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) Deed of Trust of record at Instrument No. 20170719-0072999, Register's Office for Davidson County, Tennessee, all obligations for which are being assumed by the Grantee herein, (2) any and all applicable governmental and/or zoning regulations; (3) property taxes for all prior years and the year 2021 and future years, which are not yet due and payable; (4) All matters shown on the Plan of record at Plat Book 2331, Page 11, Register's Office for Davidson County, Tennessee; and (5) All restrictions, easements and planning documents of record which affect the subject Property.

This is improved ☐
unimproved ☐ property, known as 510 Crosswood Court, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

GRANTOR hereby covenants with the said Grantee that Grantor is lawfully seized and possessed of said Property; that Grantor has a good right to sell and convey the Property; and that other than those matters set forth above, the Property is free from any lien or encumbrance whatsoever.

GRANTOR hereby further covenants with the said Grantee and binds Grantor and Grantor's heirs and representatives, to warrant and forever defend the title thereto of said Property to said Grantee and Grantee's heirs and representatives , against the lawful claims and demands of all persons claiming by, through or under Grantor, but not further or otherwise. All warranties of Grantor herein are expressly limited to those persons or parties claiming by, through or under Grantor.

Witness my hand this 4th day of ~~January~~ March, 2021.

ROBERT C. CARIDI

STATE OF Texas
COUNTY OF Travis

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Robert C. Caridi, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 4th day of ~~January~~ March, 2021.

Notary Public

My commission expires: 2.13.24

JENNIFER SHAWN BROWN
Notary Public, State of Texas
Comm. Expires 02-13-2024
Notary ID 132358919

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

Return to:
Garside & Hunter, PLLC
1104 Fatherland St.
Nashville, TN 37206