Record + Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-11655-DJ

Karen Johnson Davidson County
Batch# 625995 DEEDWARR
04/29/2021 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.13
20210429-0057883

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $384,900.00.

Affiant

Subscribed and sworn to before me, this the 28th day of April, 2021.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: NOV 0 8 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Andrew Gasparini and Jill Kilgore 3141 McGavock Pike Nashville TN 37214	Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity, Inc. 2055 North Mount Juliet Road Suite 100 Mount Juliet, TN 37122	084-04-0-043

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Keenan A. Dixon and Anna Gromakov Dixon, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Andrew Gasparini, an unmarried man and Jill Kilgore, an unmarried woman**, hereinafter called the Grantees, their 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. 240 on the Plan of Section Seven, Lincoya Hills of record in Book 2331, Page 119, 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 Keenan A. Dixon and Anna Gromakov Dixon, husband and wife, by deed from Samuel J. Wall and Josephine W. Wall, husband and wife, of record in Instrument No. 20181011-0100698, Register's Office for Davidson County, Tennessee, dated October 2, 2018 and recorded on October 11, 2018.

This is improved property located at: **3141 McGavock Pike, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons

whomsoever. Whenever used, the singular number 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 28th day of April, 2021.

GRANTOR:

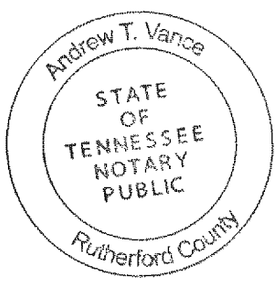
Keenan A. Dixon

Anna Gromakov Dixon

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Keenan A. Dixon and Anna Gromakov Dixon, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of April, 2021.



Notary Public
My Commission expires: 12-18-21

202104290057883

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

