Karen Johnson Davidson County
Batch# 632248 DEEDWARR
05/10/2021 01:37:08 PM 2 pgs
Fees: $13.00 Taxes: $1,772.30
20210510-0062574

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $479,000.00.

Affiant

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

Subscribed and sworn to before me this 30th day of April, 2021.

Notary Public
My Commission Expires:

2021-164

Address of New Owner:	Send Tax Bills to:	Tax Information:
Lana Janee Carnevale & Raffaele Carnevale		
6265 Rivervalley Drive	new owners	126-16-0A-528.00
Nashville, TN. 37221		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Madelyn McCamey and Nicholas McCamey, wife and husband,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Lana J G. **Carnevale and Raffaele Carnevale,** Jr. **wife and husband,**

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 301 on the Plan of Final Plat of Riverwalk, Phase 3C of record in Plat at Instrument No. 20050706-0077607, 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 Madelyn McCamey and Nicholas McCamey, husband and wife by Warranty Deed from Thomas Donegan and wife, Stacey Donegan of record in Instrument No. 20121010-0092669 Register's Office for Davidson County, Tennessee, dated October 03, 2012 and recorded on October 10, 2012.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **6265 Rivervalley Drive, Nashville, TN 37221.**

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. Wherever used, the singular

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Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GSBTG21665

number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29th day of April, 2021.

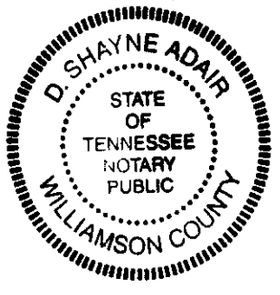
Madelyn McCamey

Nicholas McCamey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Madelyn McCamey and Nicholas McCamey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of April, 2021.



Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022