WARRANTY DEED

Karen Johnson Davidson County
Batch# 640568 DEEDWARR
05/20/2021 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,317.20
20210520-0068564

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $356,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/5/22

(AFFIX SEAL)

MELISSA R SHAFFER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bryce Calhoun	**New Owner**	Map & Parcel 002 00-0 024.01
(NAME)	(NAME)	
231 East End Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Dominic J. Cosentino and Gianne Cosentino, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bryce Calhoun, unmarried, 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:

First Tract: Being in the 10th Civil District of Davidson County, Tennessee, on East End Road near Ridgetop and being Lot Number 2 of an unrecorded plan of EM. Gammons, et ux land, surveyed by C.J. Carney on September 11, 1962. Beginning at a point in the center of East End Road, running South 69 degrees East 55 feet to a point; thence South 84 degrees 15 minutes East continuing with the center of said road 115 feet; thence North 192 feet; thence West 168 feet; thence South 162 feet to the point of beginning.

Second Tract: Being in the 10th Civil District of said County, on East End Road near Ridgetop, and being Lot Number 3 of an unrecorded plan of E.M. Gammon, et ux land, surveyed by C.J. Carney, on September 11, 1962. Beginning at a point in the center of East End Road, running South 84 degrees 15 minutes East 15 feet to a point; thence North 74 degrees 45 minutes East 167 feet to Crawford's line; thence due North 150 feet to an oak stump; thence due West 176 feet to a corner Lot Number 2; thence due South 192 feet; to the beginning.

Being the same property conveyed to Dominic J. Cosentino, a married man by deed from Justin B. Collier and Kathryn D. Collier, husband and wife of record in Instrument 20181121-0114856, Register's Office, Davidson County, Tennessee. Gianne Cosentino herein joins to convey any and all rights and interest she may have, if any.

This is the same description as in previous deed of record.

unimproved ☐

This is improved ☑ property, known as 231 East End Road, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 14th day of May, 2021.

Dominic J. Cosentino

Gianne Cosentino

Gianne Cosentino

STATE OF TENNESSEE

COUNTY OF Robertson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Dominic J. Cosentino and Gianne Cosentino the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand this 14th day of May, 2021.

Notary Public

My Commission Expires:

6/21/21

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Certificate of Authenticity

I, Steven Disser, 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.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON