THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 21-3083
Parcel ID: 142-03-0-071

Property Address:
477 Saddle Drive, Nashville, TN 37221

Karen Johnson Davidson County
Batch# 680155 DEEDWARR
07/20/2021 01:49:22 PM 2 pgs
Fees: $13.00 Taxes: $2,297.70

20210720-0097383

—Above This Line Reserved For Official Use Only—

# Warranty Deed

Send Tax Statements To:
New Owner

Address of New Owner:
Teresa L. Tatlonghari
477 Saddle Dr.
Nashville, TN 37221

**KNOW ALL MEN BY THESE PRESENTS THAT:**

**FOR VALUABLE CONSIDERATION** of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **CHRISTOPHER KEITH GRAMLING, an unmarried man,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **TERESA L. TATLONGHARI and JEFF L. TATLONGHARI, wife and husband,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot 309, Plan of Walnut Hill Manor, Section 1, as shown on plat of record in Plat Book 4460, page 108, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made fro a more particular description of said property.

Being the same property conveyed to CHRISTOPHER KEITH GRAMLING, an unmarried man by Deed dated September 7, 2019 from STEPHEN L. MOFFIT and wife, DONNA L. MOFFIT, recorded October 14, 2019, in Instrument Number 20191014-0105002, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 477 Saddle Drive, Nashville, TN 37221.

**TO HAVE AND TO HOLD** same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

**AND I DO COVENANT** with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2021 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 4460, page 108, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 4643, page 946, Book 5057, page 885, Book 5440, page 138 and Book 5526, page 322, Register's Office for Davidson County, Tennessee.

**AND I DO FURTHER COVENANT** and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

Return to:
Rudy Title and Escrow, LLC
2012 2 [illegible] Avenue South
Nashville, TN 37212
FILE #: 1SOC21477

**IN TESTIMONY WHEREOF**, I have hereunto set my signature, this 8 day of July, 2021.

CHRISTOPHER KEITH GRAMLING

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named CHRISTOPHER KEITH GRAMLING, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 8 day of July, 2021.

Notary Public

My Commission Expires:
11-13-24

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

**I CERTIFY** and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $621,000.00.

Affiant

**SWORN TO** and subscribed before me on this 8th day of July, 2021.

Notary Public

KATHERINE VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

My Commission Expires:
3-3-2025