WARRANTY DEED

Karen Johnson Davidson County
Batch# 688141 DEEDWARR
08/02/2021 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20210802-0103205

File No.: RES-HK-21-1010A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/3/25
(AFFIX SEAL)

CARRIE CALLAHAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Owen Kolb	Quicken Loans, LLC	061 11 0 150.00
(NAME)	(NAME)	
1010A Virginia Avenue Nashville, TN 37216	1050 Woodward Avenue Detroit, MI 48226	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **ERIN GUGLIELMO, AN UNMARRIED WOMAN AND RUSSELL B. GUGLIELMO, A MARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **EDWARD O. KOLB, A SINGLE MAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly 25 feet of Lot Number 28 and the westerly 50 feet of Lot Number 27 on the Map of George Burrus Subdivision of Lot No. 81, Maplewood Home Tract, as of record in Book 421, Page 178, Register's Office for said County. Said parts of Lots Numbers 28 and 27 front together 75 feet on the south side of Virginia Street and extends back 231.44 feet on the westerly line and 227.12 feet, more or less, on the easterly line, to a dead line, measuring 75 feet thereon.

Being the same property conveyed to Gina Antonini, Erin Guglielmo and Russell B. Guglielmo, tenants in common, by Warranty Deed from John S. Blackwell, dated May 13, 2016, recorded May 26, 2016, in Instrument No. 20160526-0052988, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Erin Guglielmo, unmarried, and Russell B. Guglielmo, married, for their joint lives, with the remainder to the survivor of them, by QuitClaim Deed from Gina Antonini, unmarried, Erin Guglielmo unmarried, (and is the daughter of Russell B. Guglielmo), and Russell B. Guglielmo, married, joined by spouse Leslie A. Guglielmo, dated June 6, 2018, recorded June 22, 2018, in Instrument No. 20180622-0060277, in the Register's Office of Davidson County, Tennessee.

Leslie A. Guglielmo joins this conveyance by virtue of her marriage to Russell B. Guglielmo for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1010A Virginia Avenue, Nashville, TN 37216
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 21/30 day of July, 2021.

Erin Guglielmo

Russell B. Guglielmo

Leslie A. Guglielmo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of July, 2021, before me personally appeared Erin Guglielmo to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of July, 2021.

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires: 2/6/24

STATE OF Massachusetts

COUNTY OF Bristol

On this 21 day of July, 2021, before me personally appeared Russell B. Guglielmo and Leslie A. Guglielmo to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21 day of July, 2021.

Notary Signature
My commission expires: 03/28/2025

Shahil Patel
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 28, 2025

RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Kim Bennett, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 30, 2021.

Kim Bennett
Affiant Signature

7/30/21
Date

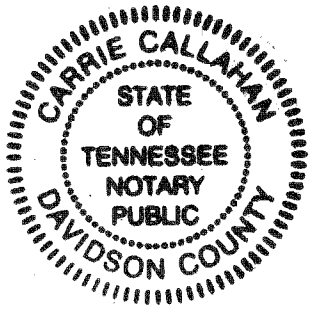
State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 30 day of July, 2021.

Carrie Callahan
Notary's Signature

My Commission Expires: 3/3/25

Notary's Seal



File No. RES-HK-21-1010A