Karen Johnson Davidson County
Batch# 688316 DEEDWARR
08/02/2021 11:28:46 AM 3 pgs
Fees: $18.00 Taxes: $1,809.30
20210802-0103453

**THIS INSTRUMENT PREPARED BY:**
Wesley D. Turner
**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**
150 Third Avenue South
Suite 1700
Nashville, TN 37201

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE )
COUNTY OF Davidson )

The actual consideration or value, whichever is greater, for this transfer is $489,000.00.

**Affiant**

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

Notary Public

My Commission Expires: 1-6-25

Address New Owner As Follows:
Giovanni Delacqua & Kristin Delacqua
212 Montchanin Dr.
Old Hickory, TN 37138

Send Tax Bills To:
New Owner

Map-Parcel Number:
064-02-0-035.00

## 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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AMY VANATTA AND ADAM C. VANATTA, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **GIOVANNI DELACQUA AND KRISTIN DELACQUA, husband**

**and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 193, as shown on the map entitled Brandywine Farms, Section Ten, of record in Plat Book 4300, page 177, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to Amy Vanatta and Adam C. Vanatta, wife and husband, by deed from Richard Lewis Jennings, married, of record as Instrument No. 20170512-0047113, dated May 8, 2017, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2021 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 4300, page 177, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 3816, page 544 and amended in Book 3843, page 951, Book 3886, page 720, Book 4626, page 81, Book 6371, page 372, Book 6691, page 977, Book 9138, page 45 and as Instrument No. 20040805-0094257, Register's Office for Davidson County, Tennessee.

4. Dedication of Easement & Maintenance Agreement For Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances of record as Instrument No. 20120208-0011150, Register's Office for Davidson County, Tennessee.

This is improved property known as: 212 Montchanin Drive, Old Hickory, TN 37138

**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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

**WITNESS** my hand this 30th day of July, 2021.

Amy Vanatta

Amy Vanatta

Adam C. Vanatta

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy Vanatta and Adam C. Vanatta, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022