Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Warranty Deed

Karen Johnson Davidson County
Batch# 689049 DEEDWARR
08/02/2021 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,923.00
20210802-0103775

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $790,000.00.

Affiant

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

Notary Public

My commission expires: 4/30/22

TITLE AND ESCROW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE,
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Douglas Pryse Terry, Jr	Same as New Owners	083 10 0 070.00
417 Lockland Drive		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **JOSEPH EDWARD PASQUINELLI AND MEGAN ELIZABETH RISSO, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOUGLAS PRYSE TERRY, JR, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 147 and the North 20.0 feet of Lot No. 148, on the Plan of Mc. Ewen Place of record in Plat Book 332, Page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 147 and the North part of Lot 148 fronts together 50.0 feet on the East side of Allen Street, now Lockland Drive, and run back between parallel lines with the South margin of McEwen Avenue 126.0 feet to an alley.

Being the same property conveyed to Joseph Edward Pasquinelli, a single man and Megan Elizabeth Risso, a single woman, tenants in common with right of survivorship, by Warranty Deed from Richard W. Westling and Bronwyn Westling, husband and wife, of record in Instrument No. 20190805-0077385, in the Register's Office of Davidson County, Tennessee, dated August 02, 2019 and recorded on August 05, 2019.

Being the same property conveyed to Richard W. Westling and Bronwyn Westling, husband and wife, by Warranty Deed from Timothy Cantrell and Ashley Cantrell, husband and wife, of record in Instrument No. 20151124-0119349, in the Register's Office of Davidson County, Tennessee, dated November 20, 2015 and recorded on November 24, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 417 Lockland Drive, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of July, 2021.

Joseph Edward Pasquinelli

Megan Elizabeth Risso

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joseph Edward Pasquinelli and Megan Elizabeth Risso, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of July, 2021.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Elizabeth Yerger, 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**.

Date

Affiant Signature

July 30, 2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30th** day of **July**, 20**21**.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON