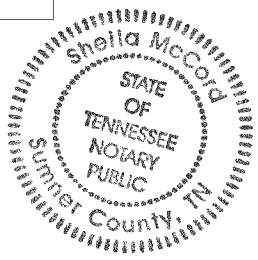
Karen Johnson Davidson County
Batch# 694315 DEEDWARR
08/11/2021 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $897.25
20210811-0108133



STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ WILSON)

The actual consideration or value, whichever is greater, is **$242,500.00** (Two Hundred Forty Two Thousand Five Hundred).

AFFIANT

Subscribed to and sworn before me this 9th day of August, 2021.

NOTARY PUBLIC MY COMMISSION EXPIRES: 2/1/23 (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Denise Michelle Giulliani 758 Kent Road Nashville, TN 37214	New owner	096090A75800CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JUDY C. DANIEL AND SPOUSE, JAMES R. DANIEL,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **DENISE MICHELLE GIULLIANI, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 Unit A-758 on the Plan of Emery Place, as of record in Book 6250, Page 719, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Judy C. Daniel and spouse, James R. Daniel by deed from Judy C. Daniel and spouse, James R. Daniel of record in Instrument No. 20210211-0019787, dated February 10, 2021 and recorded on February 11, 2021, Register's Office for Davidson County, Tennessee.

Being also known as 758 Kent Road, Nashville, Tennessee 37214.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **758 KENT ROAD** **NASHVILLE, TN 37214**

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

LTSR Number: GTE File: 2021076160

WITNESS, this 9th day of August, 2021

Judy C. Daniel

James R. Daniel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 9th day of August, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Judy C. Daniel and James R. Daniel** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 9th day of August, 2021.

JEFFREY M. GRIGSBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 9, 2024

Notary Public

Commission Expires: _____

LTSR Number:

GTE File: 2021076160

202108110108133

$3.00 RECORDING FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 Aug. 9. 2021.

Tracey Trumphour
Affiant
Date: 8-9-21

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 9 day of August, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY