BOX 10-A

Karen Johnson Davidson County
Batch# 721248 DEEDWARR
09/22/2021 09:39:12 AM 2 pgs
Fees: $13.00 Taxes: $1,602.10
20210922-0127171

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is: $433,000.00

Affiant

Subscribed and sworn to before me, this 20th day of September, 2021.

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 4/27/2025

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Daniel J. Iulianello Allison J. Iulianello 209 Woodfield Cv Nashville, TN 37211	New Owner	Tax Parcel ID No. 172-12-0B-145.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BROCK G. COUSINO AND SHAUNA E. BRADLEY N/K/A SHAUNA E. COUSINO, MARRIED** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **DANIEL J. IULIANELLO AND ALLISON J. IULIANELLO, HUSBAND AND WIFE** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 366, as shown on the map entitled Bradford Hills, Section Eight, of record in Plat Book 7900, pages 387 and 388, 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 SHAUNA E. BRADLEY, UNMARRIED WOMAND AND BROCK G. COUSINO, UNMARRIED MAN, by deed from JOSEPH FAIZ AND KAMRAN HAIDARI, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, of record as Instrument No. 20190809-0079653, dated August 8, 2019, said Register's Office.

This is improved property commonly known as: **209 Woodfield Cv, Nashville, TN 37211**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 20th day of September, 2021.

BROCK G. COUSINO

SHAUNA E. BRADLEY N/K/A SHAUNA E. COUSINO

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BROCK G. COUSINO AND SHAUNA E. BRADLEY N/K/A SHAUNA E. COUSINO,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20th day of September, 2021.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary Public
My Commission Expires: _____