NEW OWNER:
KEVIN FLANNERY FRANCESE
716 CAMEO DRIVE
NASHVILLE, TN 37211

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-1713

Map & Parcel No.: 11908005800

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 742158 DEEDWARR
10/25/2021 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,483.89
20211025-0142690

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred One Thousand Fifty and 00/100 Dollars ($401,050.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JAVIER MUNOZ, married,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **KEVIN FLANNERY FRANCESE, a single man,** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 25 on the Plan of Battlewood, Section One, as shown on the plat of the same of record in Plat Book 1835, Page 31, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to JAVIER MUNOZ, unmarried man by Warranty Deed from Graham Nichols, dated May 1, 2018, and of record in Instrument No. 20180503-0042225, Register's Office for DAVIDSON County, Tennessee.
>
> This is not the principal residence of the Grantor.
>
> THIS IS IMPROVED PROPERTY more commonly known as **716 CAMEO DRIVE, NASHVILLE, TN 37211**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 1835, Page 31, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 19th day of October, 2021.

JAVIER MUNOZ

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JAVIER MUNOZ**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of October, 2021.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

****

The actual consideration or value, whichever is greater, for this transfer is **$401,050.00.**

AFFIANT

Sworn to and subscribed to before me this 19th day of October, 2021.

NOTARY PUBLIC

My commission expires: GERALD FISCHER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 5-18-2024

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 10/19/21.

Affiant Signature

10/21/21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 21 day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY