FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **10/28/2021** Notary Public MY COMMISSION EXPIRES: 5/5/2025 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 748117 DEEDWARR
11/03/2021 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20211103-0146926

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-5-2025

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-4147

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hunter Nash and Rachel Bird	Same	**104-15-0-174.00**
(NAME) **2127 Blair Boulevard**	(NAME) Same	
(ADDRESS) **Nashville, TN, 37212**	(ADDRESS) Same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Frank D. Sciacqua, a single man,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rachel Bird and Hunter Nash, joint tenants with right of surviorship,** 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:

Being the easterly half of Lot No. 7 on the Map of R. E. Connell's Subdivision, as of record in Book 421, Page 24, Register's Office for Davidson County, Tennessee.

Said easterly half of Lot No. 7 fronts fifty (50) feet on the southerly side of Blair Boulevard and extends back between parallel lines one hundred five and one-fourth (105-1/4) feet to a dead line.

Being the same property conveyed to Frank D. Sciacqua, a single man by Deed dated October 16, 1995 from John W. Wakefield and wife, Margaret Halloran Wakefield, recorded October 18, 1995, in Book 9831, Page 1, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2127 Blair Boulevard, Nashville, TN 37212**
(House Number) (Street) (City, State) (Zip)

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 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, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the 27 day of **October, 2021**.

Frank D Sciacqua
Frank D. Sciacqua

STATE OF Oklahoma
COUNTY OF Tulsa

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Frank D. Sciacqua**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 27 day of **October, 2021**.

Ulexso Geans
NOTARY PUBLIC

My Commission Expires: 10/13/2023

NOTARY PUBLIC OKLAHOMA
ULEXSO GEANS
Notary Public
State of Oklahoma
Commission #19010341
My Comm. Expires 10/13/2023

Tennessee Certification of Electronic Document

I, _____, 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 October 20, 2021 (date of document).

_____
Affiant Signature

10/20/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of October, 2021.

_____
Notary's Signature

MY COMMISSION EXPIRES: 5/5/2025

NOTARY'S SEAL

