WARRANTY DEED

Karen Johnson Davidson County
Batch# 749066 **DEEDWARR**
11/03/2021 03:03:09 PM 2 pgs
Fees: $13.00 Taxes: $481.00

20211103-0147384

T-JG-21-3917

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Lorenzo G Cristaldi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lorenzo G. ~~Cristaidi~~ Cristaldi	**Canopy Mortgage, LLC**	
(NAME)	(NAME)	
3917 Southview Drive	360 Technology Ct #200	**069-03-0-058.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Lindon, UT 84042	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN M. GRIBBEN AND JENNIFER L. GRIBBEN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LORENZO G. CRISTALDI, UNMARRIED** hereinafter called the Grantee(s), his, successors and assigns, that 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. 7, Block "FF" on the Plan of Revised Map of Fairview Subdivision of record in Plat Book 1130, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John M. Gribben and Jennifer L. Gribben, husband and wife by Warranty deed from Shirley A. Beverly Collins and Egbon Collins, wife and husband of record in Instrument No. 20170508-0045336 Register's Office for Davidson County, Tennessee, dated May 05, 2017 and recorded on May 08, 2017.

This conveyance is subject to:
Subject to all matters shown on the Plan of record in Plat Book 1130, Page 54, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **3917 Southview Drive, Nashville, Tennessee 37218**.

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. 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.

Witness my hand and official seal, this the 25 of October, 2021.

John M. Gribben

Jennifer L. Gribben

STATE OF Illinois
COUNTY OF McHenry

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN M. GRIBBEN**, the within named bargainor, 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, this the 25 of October, 2021.

Notary Public
My Commission Expires: 02/11/2024
(SEAL)

OFFICIAL SEAL
NAKEITA BREWER
Notary Public, State of Illinois
My Commission Expires 02-11-2024

STATE OF Illinois
COUNTY OF McHenry

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JENNIFER L. GRIBBEN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25 of October, 2021.

Notary Public
My Commission Expires: 02/11/2024
(SEAL)

OFFICIAL SEAL
NAKEITA BREWER
Notary Public, State of Illinois
My Commission Expires 02-11-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212