THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211138464** LL# 6184-101 Karen Johnson Davidson County Batch# 777929 DEEDWARR 12/22/2021 08:35:30 AM 3 pgs Fees: $18.00 Taxes: $1,594.70 20211222-0168818	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Wilson The actual consideration or value, whichever is greater, for this transfer is: $431,000.00. Janice Singleton Affiant Subscribed and sworn to before me, this 17th day of December, 2021. Theresa J. Wigginton Notary Public My Commission Expires: 2.9.2025 THERESA J. WIGGINGTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner: Christopher M. Avrit and Jennifer Avrit 4113 New Hope Meadow Road Hermitage TN 37076	Send Tax Bills To: LoanDepot.com, LLC 26642 Towne Centre Drive Foothill Ranch, CA, 92610	Tax Information: Tax Parcel ID No. 087 01 0 010.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joshua R. Gagliastri, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher M. Avrit and Jennifer Avrit, husband and wife**, ("Grantees"), its 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. 101 on the plan of New Hope Meadows - Phase I, First Revision of record in Plat Book 6900, Page 653 as corrected in Book 7664, Page 465, 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 Joshua R. Gagliastri, an unmarried man, by Warranty Deed from Owen Leslie Harold, Married, of record in Instrument No. 20170112-0003501, in the Register's Office of Davidson County, Tennessee, dated January 10, 2017 and recorded on January 12, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of New Hope Meadows - Phase I, First Revision, as recorded in Plat Book 6900, Page(s) 653; as corrected in Book 7664, Page 465.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7557, Page 377; Amendment recorded in Book 7567, Page 103; Supplemental recorded in Book 7934, Page 796 and Restated in Instrument No. 20030106-0001976.

Easement recorded in Book 7079, Page 196 and Re-Recorded in Book 7083, Page 435.

This is improved property located at 4113 New Hope Meadow Road Hermitage, TN 37076.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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, Grantor has executed this instrument on this 15th day of December, 2021.

Joshua R. Gagliastri

STATE OF West Virginia)
COUNTY OF Putnam)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joshua R. Gagliastri, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December, 2021.

Notary Public
My Commission Expires: Sept 9, 2025

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
TYLER BROWNING
Better Homes and Gardens Real Estate Central
908 Cross Lanes Drive
Cross Lanes, WV 25313
My Commission Expires Sept. 9, 2025

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 12.15.2021.

John M. Lee, Attorney

Date: 12.17.2021

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 17 day of December 2021.

Notary Public

MY COMMISSION EXPIRES:
12-02-2023

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY