Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $290,000.00

Affiant

Subscribed and sworn to before me this 22nd day of December, 2021.

Notary Public
My commission expires: 1-6-25

CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Severiano Romel Del Rio-Miranda and Martha Cristina Flores-Garcia 2821 Barksdale Lane Nashville, TN 37013		150-09-0-072

Karen Johnson Davidson County
Batch# 779232 **DEEDWARR**
12/23/2021 11:17:32 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20211223-0169752

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **John Lucianno and Emily Lucianno, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Severiano Romel Del Rio Miranda, A Married Man and Martha Cristina Flores Garcia , A Married Woman** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 177 on the Plan of Forest View Park, Section 3, of record in Plat Book 5210 Page 353, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John Lucianno and Emily Lucianno, husband and wife, by deed from Revision Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20150826-0086612, Register's Office for Davidson County, Tennessee, and dated August 24, 2015.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Forest View Park of record in Plat Book 5210 Page 353 Register's Office for Davidson County, Tennessee.

2. Grant of Transmission Line Easement of record in Instrument No. 20120224-0016295 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 2821 Barksdale Lane, Nashville, TN 37013

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 22nd day of December, 2021.

John Lucianno

Emily Lucianno

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of December, 2021, before me personally appeared John Lucianno and Emily Lucianno, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of December, 2021.

Notary Signature
My commission expires: 1-28-24

