Karen Johnson Davidson County
Batch# 783453 DEEDWARR
01/03/2022 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $2,216.30
20220103-0000818

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20216180 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$599,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 15th day of December, 2021. Notary Public My Commission Expires: 9/8/2025

LINDSAY PHILPOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

WARRANTY DEED

THIS INDENTURE, made this 15th day of December, 2021, among:

CHRISTOPHER D. GRAFFAGNINO AND WIFE, HEATHER D. GRAFFAGNINO

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

KEVIN S. DANIEL, A MARRIED MAN, AND CHARLES PARKER DANIEL, AN UNMARRIED MAN, AND GEORGIANNA DANIEL, A MARRIED WOMAN, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Richland Meadows, Section IV of record in Plat Book 2330, Page 95, and as amended in Plat Book 9536, Page 311, 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 Christopher D. Graffagnino and wife, Heather D. Graffagnino by Warranty deed from Patricia J. McNeill-Conard, unmarried of record in Instrument No. 20060203-0014067, in the Register's Office for Davidson County, Tennessee, dated January 30, 2006 and recorded February 3, 2006; and as re-recorded on February 27, 2006 In Instrument No. 20060227-0022391 in the said Register's Office.

Being same property as 5515 Oakmont Circle Nashville, TN 37209.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Christopher D. Graffagnino

Heather D. Graffagnino

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Christopher D. Graffagnino and Heather D. Graffagnino, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of December, 2021.

Notary Public
My Commission Expires: 11 19 23

ROBYN L MCCORMACK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 11-19-2023

Owner Name & Property Address:

Name: Charles Parker Daniel and Georgianna Michelle Daniel
Address: 5515 Oakmont Circle
City, State, Zip: Nashville, TN 37209

Responsible Party For Taxes:

Name: Shelter Lending Services, L.L.C.
Address: 4000 W. Brown Deer Rd, Ste E
City, State, Zip: Brown Deer, WI 53209

Tax ID: 103-06-0-060.00

Certificate of Authenticity

I, Lindsay Philpot, 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 December 15, 2021.

Date

Affiant Signature

12/28/21

Date

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of December, 2021.

Notary's Signature

My Commission Expires: 3/1/25

Date

Notary's Seal (if on paper)