WARRANTY DEED

Karen Johnson Davidson County
Batch# 787621 **DEEDWARR**
01/11/2022 12:37:34 PM 2 pgs
Fees: $13.00 Taxes: $1,428.20

20220111-0003479

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$386,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF December 2021.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 4-18-2022

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 161
Antonio Laiolo **5332 Hunters Ridge** **Nashville, Tennessee 37211**	**SAME AS OWNER**	GROUP 10 0A PARCEL 136.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Daniel T. Deffenbaugh and Phoebe Deffenbaugh, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Antonio Laiolo

Hereinafter called the grantees, their heirs and assigns, a 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. 112 on the Plan of Phase Two, Villages of Brentwood of record in Plat Book 6250, Page 169, 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 Daniel T. Deffenbaugh and Phoebe Deffenbaugh, husband and wife, by Warranty Deed from Jonathan Newell and wife, Amber Newell, dated June 16, 2014 and filed of record in Instrument No. 20140624-0054951, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2022 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **5332 Hunters Ridge, Nashville, Tennessee 37211.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 at office this 20th day of December, 2021.

Daniel T. Deffenbaugh

Phoebe Deffenbaugh

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Daniel T. Deffenbaugh and Phoebe Deffenbaugh, with whom I am personally acquainted, (or who 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, at office, this 20th day of December, 2021.

NOTARY PUBLIC

My Commission Expires: 4-18-2022

RACHELL HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 4-18-2022

PLEASE RETURN TO:

Bankers Title & Escrow Corp.
3310 West End Avenue, Ste. 540
Nashville, Tennessee 37203

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027