Warranty Deed

Karen Johnson Davidson County Batch# 796628 DEEDWARR 01/28/2022 10:49:30 AM 3 pgs Fees: $18.00 Taxes: $5,642.50 20220128-0010399	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,525,000.00. Affiant Subscribed and sworn to before me, this the 18th day of January, 2022. Notary Public My commission expires: 5.9.2023

STATE OF TENNESSEE NOTARY PUBLIC
EMILY H. PROPHET
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Simon Spilkin and Kendra Spilkin	New owners	132-05-0J-001.00-CO
4164 Outer Drive		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JASON B. GIOMPOLETTI AND WIFE, ABBIE A. GIOMPOLETI**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SIMON SPILKIN AND KENDRA SPILKIN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit A of Outer Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Outer Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20081009-0102468, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Outer Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20081009-0102468, and ByLaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Jason B. Giompoletti and wife, Abbie A. Giompoletti by Warranty deed from Outer Drive Partners Limited Liability Company, a Tennessee Limited Liability Company of record in Instrument No. 20090615-0055485 Register's Office for Davidson County, Tennessee, dated June 12, 2009 and recorded on June 15, 2009.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4164 Outer Drive, Nashville, TN 37204, but 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of January, 2022.

Jason B. Giompoletti

Abbie A. Giompoletti

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jason B. Giompoletti and Abbie A. Giompoletti, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of January, 2022.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER NOTARY PUBLIC TENNESSEE My Comm Exp May 2, 2022 COUNTY OF DAVIDSON

I, Emily Prophet, 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 1-18-22 (date of document).

Affiant Signature

1-19-22

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 19 day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

