Name and Address of New Owner:
Lee I. Meltzer and Alan Jay Meltzer
7875 Highway 100
Nashville, TN 37221

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 156-00-0-041.02

Karen Johnson Davidson County
Batch# 801536 DEEDWARR
02/07/2022 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20220207-0014097

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jennifer E. Gemignani and Christopher P. Gemignani, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Alan J. Meltzer and Lee I. Meltzer, Husband and Wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in the 9th Civil District of Davidson County, Tennessee, being Lot No. 9 on the unrecorded plan of Harpeth Heights, Section 3, described according to a survey made by Hal. R. Swann, Jr., surveyor, September 21, 1963, as follows:

Beginning at an iron pin on the Southerly margin of Highway No. 100, 146 feet West of the Northwest corner of the property to Alvin W. Terrell and Son, Inc., by deed from Buchi Realty Company, of record in Book 3762, Page 503, Register's Office for said County; thence with the Southerly margin of said Highway Westwardly 146 feet to an iron pin at the Southeast intersection of said Highway and Trace Creek Drive; thence with the easterly margin of said drive, Southwardly 300 feet; thence Eastwardly 146 feet to an iron pin 146 feet West of said Terrell and son, Inc., Southwest corner; thence Northwardly 300 feet to the beginning.

Being the same property conveyed to Jennifer E. Gemignani and Christopher P. Gemignani, wife and husband, by Warranty Deed from Steven W. Parks and wife, Karen E. Parks, of record in Instrument No. 20130731-0079903, Register's Office for Davidson County, Tennessee, dated July 29, 2013 and recorded on July 31, 2013. (Value of consideration shown in aforementioned deed $306,500.00.)

Being also known as 7875 Highway 100, Nashville, Tennessee 37221.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of January, 2022.

Jennifer E. Gemignani (SEAL)
Jennifer E. Gemignani

Christopher P. Gemignani (SEAL)
Christopher P. Gemignani

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DAVIDSON~~ Monroe

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

Witness my hand and seal this 25th day of January, 2022.

CAROLE M CASTLE
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Monroe County
01CA6219527
MY COMMISSION EXPIRES 07/18/2022

Notary Public
My commission expires: 7/18/2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $600,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
25th day of January, 2022.

Notary Public
My commission expires: 11/3/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. EC-21-7

Tennessee Certification of Electronic Document

I, Sarah Lutz, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 11/25/22.

Affiant Signature

11/25/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 25 day of January, 2022

Notary Signature

My Commission Expires: 11-19-23

