THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 220239560

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $615,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of February, 2022.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024

Karen Johnson Davidson County
Batch# 807822 DEEDWARR
02/17/2022 12:47:18 PM 2 pgs
Fees: $13.00 Taxes: $2,275.50
20220217-0018583

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jordan Kaiser, Stephen Kaiser, and Tammy Kaiser 416 Barrywood Drive Nashville TN 37211	New Owner 4620 Heath Road Nashville, TN 372211	Tax Parcel ID No. 146 12 0 127.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marcus M. Dipietro and Ruth L. Dipietro, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Stephen and Tammy Kaiser, husband and wife, and Jordan Kaiser, a married woman, as tenants in common with rights of survivorship** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 329 on the Plan of Section Five Crieve Hall Estates, of record in Plat Book 2133, Page 91, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Marcus M. Dipietro and wife, Ruth L. Dipietro, by Warranty Deed from Edith E. Cloyd, unmarried, of record in Instrument No. 20060627-0076726, in the Register's Office of Davidson County, Tennessee, dated June 23, 2006 and recorded on June 27, 2006.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Five Crieve Hall Estates, as recorded in Plat Book 2133, Page(s) 91; .

Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 2277, Page 110.

This is improved property located at 416 Barrywood Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of February, 2022.

Marcus M. Dipietro

Ruth L. Dipietro

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marcus M. Dipietro and Ruth L. Dipietro, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of February, 2022.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024