THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 812106 DEEDWARR
02/28/2022 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,491.10
20220228-0021963

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Anthony Grasso and 235 Highland Villa Circle Nashville, TN 37211	Owner	161-14-0B-235-00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Richard Harry Kizer and his wife, Susan T. Kizer, as tenants by the entireties**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Anthony G. Grasso, a single man**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Unit No. 235 on the Plan of Highland Villa, a Condominium Development, of record in Book 7278, page 312, as amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8173, page 84, Book 8199, page 149, book 8765, page 610 and in Book 10871, page 232, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Richard Harry Kizer and his wife, Susan T. Kizer, as tenants by the entireties, by Quitclaim Deed from Donald Charles Phelps, Co-Trustee of The Helen M. Kizer Revocable Trust, of record on January 14, 2016, at Instrument No. 20160114-0004055, Davidson County Register of Deeds.

This property is commonly known as 235 Highland Villa Circle, Nashville, TN 37211
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

Witness our hands, this 14th **day of February, 2022:**

Richard Harry Kizer

Richard Harry Kizer

Susan T. Kizer

Susan T. Kizer

STATE OF TN

COUNTY OF Cumberland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard Harry Kizer** and **Susan T. Kizer,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of February, 2022:

Stephanie Gibbs

Notary Public

My Commission Expires: 2/4/24

STEPHANIE GIBBS
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

STATE OF TENNESSEE

COUNTY OF Cumberland

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$403,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 14th DAY OF February, 2022:

Stephanie Gibbs

Notary Public

My Commission Expires: 2/4/24

STEPHANIE GIBBS
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

True Copy Certification

I, Jennifer Harris, 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 2-14-2022 ~~date~~ of document).

Affiant Signature

2-14-2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 14th day of February, 2022

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

NICK PETERS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY