Karen Johnson Davidson County
Batch# 815511 DEEDWARR
03/04/2022 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20220304-0024946

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED NINETY FIVE THOUSAND AND 00/100 ($595,000.00) Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd day of February, 2022. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

MADELYN N. REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires on 11/06/2024

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S):
Salvatore Galletti and Diana Lynn Galletti (NAME)	**NEW OWNER** (NAME)	**103 02 0D 012.00**
5769 Maudina Avenue **Nashville, TN 37209** (ADDRESS)	**6 Outrider Road** **Rolling Hills, CA 90274** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 23rd day of February, 2022, the undersigned, **RAYMOND M. DEARMAN, III AND VICTORIA S. DEARMAN, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **SALVATORE GALLETTI AND DIANA LYNN GALLETTI, HUSBAND AND WIFE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **Davidson** County, State of **TENNESSEE**, having an address of **5769 Maudina Avenue, Nashville, TN 37209** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Westland Square Subdivision, of record in Instrument No. 20060425-0046951, revised in Instrument No. 20080305-0022004, Register's Office for said County, to which Plan reference is made for a complete description.
>
> Being the same property conveyed to Raymond M. Dearman, III and Victoria S. Dearman, Husband and Wife, by Warranty Deed from Matthew Taylor and Margaret E. Gourd Taylor, Tenants in Common with Right of Survivorship, of record in Instrument No. 20200415-0039607, in the Register's Office of Davidson County, Tennessee, dated April 14, 2020 and recorded on April 15, 2020.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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.

IN WITNESS WHEREOF, this instrument has been executed this 23rd day of February, 2022.

GRANTOR: Raymond M. Dearman III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Raymond M. Dearman III**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 23rd day of February, 2022.

Notary Public My Commission Expires:

MADELYN N REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/06/2024 DAVIDSON COUNTY

GRANTOR: Victoria S. Dearman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Victoria S. Dearman**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 23rd day of February, 2022.

Notary Public My Commission Expires:

MADELYN N REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/06/2024 DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Seth Cline, 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 02/23/2022 (date of document).

Affiant Signature

02/23/2022

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 23rd day of February, 2022.

Notary Public

Notary's Seal:

MADELYN N KEYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11/06/2024