THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220239765

Karen Johnson Davidson County
Batch# 820308 DEEDWARR
03/11/2022 11:22:56 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20220311-0028655

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $360,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of March, 2022.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gina M. Szetela and Johnathan E. Szetela 4533 Hawthorn Drive Nashville TN 37214	New Owner	Tax Parcel ID No. 062 02 0B 236.00

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, **Angela M. Galardo, Trustee of The Angela M. Galardo Trust, Dated July 18, 2017** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gina M. Szetela and Johnathan E. Szetela, wife and husband** ("Grantees"), its successors, 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. 212 on the Plan of Abbington Park, Phase One, Section Five, as of record in Instrument No. 20060113-0005368, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Angela M. Galardo, Trustee of The Angela M. Galardo Trust, Dated July 18, 2017, by Warranty Deed from Janelle Caudill and Marshall Caudill, husband and wife, of record in Instrument No. 20190730-0074806, in the Register's Office of Davidson County, Tennessee, dated July 29, 2019 and recorded on July 30, 2019.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cluster Lot Development, Abbington Park, Phase One - Section Five, as recorded in Plat Instrument No.20060113-0005368.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Instrument Nos. 20000720007164 8 and 20010402-0031520.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Instrument No. 20030213-0020075 and Supplementary recorded in Instrument No. 20060202-0012846 and Amendment recorded in Instrument Nos. 20161027-0113738 and 20170124-0007830.

Easement for Transmission Line, recorded in Book 1163, Page 341.

Easement for Right of Way, recorded in Book 1198, Page 525.

Easement for Flowage, recorded in Book 2242, Page 513.

Easement for Abbington Park Subdivision Sign, recorded in Instrument No. 20040630-0077518. Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20030109-0004246 and 20030508-0061633.

Deed of Conveyance for Reservation of Sewer Taps recorded in Book 8377, Page 820.

This is improved property located at 4533 Hawthorn Drive Nashville TN 37214

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 9th day of March, 2022.

Angela M. Galardo Trustee
Angela M. Galardo, Trustee

STATE OF ~~TENNESSEE~~ California)
COUNTY OF ~~DAVIDSON~~ Orange)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Angela M. Galardo, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Angela M. Galardo Trust, dated July 18, 2017, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 8th day of March, 2022.

JEFF STITTSWORTH
COMM. # 2256456
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Comm. Expires Sept. 25, 2022

Notary Public