Karen Johnson Davidson County
Batch# 825919 DEEDWARR
03/22/2022 09:59:18 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20220322-0032613

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $380,000.00.

Affiant

Subscribed and sworn before me this the 18 day of March, 2022.

Notary Public
My commission expires: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Steven C. Bryan and Emily E. Bryan 3348 Green Ridge Drive Nashville, TN 37214	Fairway Independent Mortgage Corporation 4201 Marsh Ln. Carrolton, TX 75007	097-05-0 002.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOSEPH BENEDICT RINALDI, A SINGLE MAN, AND JANINE Y. RINALDI, A SINGLE WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to STEVEN C. BRYAN AND EMILY E. BRYAN, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 56, Hickory Bend Section 7, as of record in Book 3600, Page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph Benedict Rinaldi, a single man, and Janine Y. Rinaldi, a single woman, by deed dated 07/31/2019, from Rodney Griffin, of record in Instrument No. 20190808-0079092, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3348 Green Ridge Drive, Nashville, TN 37214.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 18th day of March, 2022.

Janine Y. Rinaldi
Janine Y. Rinaldi

STATE OF New Jersey
COUNTY OF Morris

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Janine Y. Rinaldi, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of March, 2022.

My commission expires:

Darlene F. Trinker
Notary Public

DARLENE F TRINKER
Notary Public - State of New Jersey
My Commission Expires Oct 6, 2026

Witness my hand this the 18 day of March, 2022.

Joseph Benedict Rinaldi

STATE OF ND
COUNTY OF Burleigh

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joseph Benedict Rinaldi, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18 day of March, 2022.

My commission expires: 12/30/2024

Notary Public

VICTORIA VOLK
Notary Public
STATE OF NORTH DAKOTA
My Commission Expires
December 30, 2024