WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 725,000.00 .**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2022.

Notary Public

COMMISSION EXPIRES: 3/7/23

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 831899 DEEDWARR
03/30/2022 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20220330-0036972

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Henry A. Hamlin Lindsey M. Anderson	Same	083-06-0-237
(NAME)	(NAME)	
1701 Eastland Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Tara Aaron-Stelluto and James Joseph Stelluto, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Henry A. Hamlin, an unmaried man and Lindsey M. Anderson, an unmarried women, as tenants in common with right of survivership,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the westerly 55 feet of Lot No. 1 on the Map of Olivia W. Sharpe's Addition, as of record in Instrument Book 332, Page 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description.

Said part of Lot No. 1 fronts 55 feet on the northerly side of Eastland Avenue and runs back between parallel lines, along the easterly margin of Benson Avenue, 175 feet to an alley.

Being the same property to Tara Aaron-Stelluto, married by Quitclaim Deed, from Tara Aaron FKA Tara Kathleen Mooney, filed for reocrd on Janaury 6, 2021 as Instrument No. 20210106-0002706, Register's Office for Davidson County, Tennessee.

Being the same property to Tara Aaron FKA Tara Kathleen Mooney by Quitclaim Deed from Mark William Aaron, filed for reocrd on February 29, 2016 as Instrument No. 20160229-0019013, Register's Office for Davidson County, Tennessee.

James Joseph Stelluto joins in executing this Warranty Deed to convey any and all martial rights he may have in subject property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **1701 Eastland Avenue** (House Number) (Street) **Nashville TN** (P.O. Address) (City or Town)(State) **37206** (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors 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 our hands this 21st day of March, 2022.

Tara Aaron-Stelluto

James Joseph Stelluto

State of Tennessee

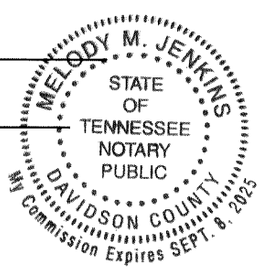
County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Tara Aaron-Stelluto and James Joseph Stelluto**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 21st day of March, 2022.

Notary

Commission Expires: _____



True Copy Certification

I, **Diane March,** 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 this the 21st day of March, 2022.

Affiant Signature
Date 03/21/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21st day of March, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

