PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch# 834010 DEEDWARR
04/04/2022 02:48:25 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20220404-0038887

W & I Ref: (DM) Title No.: 62428
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Julia Harguindey 331 Blackman Road Nashville, TN 37211	Wells Fargo Bank Home Mortgage 1800 Century Park E 13th Floor Los Angeles, CA 900672113

TAX MAP PARCEL NUMBERS: 14705021100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$450,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Krysta J. Giacobone, Trustee of the Krysta J. Giacobone Revocable Trust dated October 18, 1999 as amended and restated,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Julia Harguindey**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Caldwell Country Estates, Section One of record in Book 2663, pages 68 and 69, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Krysta J. Giacobone, Trustee of the Krysta J. Giacobone Revocable Trust dated October 18, 1999 as amended and restated, by Warranty Deed from Stanley Chadwick Phillips and Effie Pearman Phillips, husband and wife, dated September 4, 2020 and recorded on September 8, 2020, of record in Inst. No. 20200908-0102053, Register's Office of Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2663 pages 68 and 69, said Register's Office, which Plan shows minimum building setback lines and easement to which plan reference is hereby made or a more complete description; Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6209, page 313, said Register's Office.

This is improved property, known as 331 Blackman Road, Nashville, TN 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of April, 2022.

Krysta J. Giacobone Revocable Trust dated October 18, 1999 as amended and restated
By: _____
Krysta J. Giacobone, Trustee

State of Tennessee

County of Davidson

On this 1st day of April, 2022, before me the undersigned authority, personally appeared Krysta J. Giacobone, Trustee of the Krysta J. Giacobone Revocable Trust dated October 18, 1999 as amended and restated, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $450,000.00.

_____
Affiant

Sworn and subscribed before me this 1st day of April, 2022.

_____
Notary

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022