WARRANTY DEED

Karen Johnson Davidson County
Batch# 844192 DEEDWARR
04/22/2022 11:22:00 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20220422-0046762

O-GF-21-0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Karen Boswell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF APRIL, 2022.

Stacey Denson Palmer
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires 07/07/2023 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBER (S)
GREG FARRICIELLI	**GREG FARRICIELLI**	
(NAME)	(NAME)	**070-05-0-004.00**
5135 NEWTON AVENUE S	**5135 NEWTON AVENUE S**	
(ADDRESS)	(ADDRESS)	
GULFPORT, FL 33707	**GULFPORT, FL 33707**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GINA BURROUGHS, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GREG FARRICIELLI D/B/A GREG F REAL ESTATE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being the Northwesterly part of Lot No. 17 of H. E. Simpkins Division of L.G. Curtis Lands, as of record in Book 547, Page 39, Register's Office for Davidson County, Tennessee.

Beginning at the Northwest corner of property conveyed to John Banhart and wife, by deed from T.C. Forsythe and wife, as of record in Book 1633, page 188, said Register's Office. Thence, Westerly along the Northerly line of Lot No. 17, 270 feet, more or less, to the Northwest corner of Lot No. 17; thence, Southwesterly along the Westerly line of Lot No. 16, 60 feet to a point; thence, Eastwardly, 270 feet, more or less, to John Banhart's Southwest corner; thence Northwardly, with John Banhart's Westerly line, 63 feet to the beginning.

Being the same property conveyed to Johnnie Burroughs by Warranty Deed from Johnny Burroughs, Jr. and wife, Deborah Burroughs of record in Book 4806, Page 338, Register's Office for Davidson County, Tennessee, dated February 19, 1974 and recorded on April 16, 1974. Decree recorded in Book 5696, Page 82.

Being the same property conveyed to Gina Burroughs by Quitclaim Deed from Larry Joe Burroughs of record in Instrument No. 20200916-0105642 Register's Office for Davidson County, Tennessee, dated September 02, 2020 and recorded on September 16, 2020.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien but not due and payable.
- Subject to all matters shown on the Plan of record in Book 547, Page 39, Register's Office for Davidson County, Tennessee.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **0 Lincoln St, Nashville, Tennessee 37218**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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/our hand(s) this the 20 DAY OF APRIL, 2022.

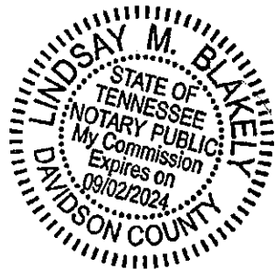
Gina Burroughs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GINA BURROUGHS, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 20th of April, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212