WARRANTY DEED

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of April, 2022

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher James Brazil	new owners	106-13-0-R-002.00 CO
(NAME)	(NAME)	Karen Johnson Davidson County
2026B Rosemary Lane		Batch# 845784 DEEDWARR
(ADDRESS)	(ADDRESS)	04/26/2022 11:33:26 AM 2 pgs
Nashville, TN 37210		Fees: $13.00 Taxes: $2,645.50
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20220426-0047897

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, **Sean Marcel Gilli and Joylayne Malone Gilli, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher James Brazil and Katherine Blumhardt, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Unit B, 2026 Rosemary Lane Residences, as shown in the Declaration of Covenants, Conditions and Restrictions for 2026 Rosemary Lane Residences, of record in Instrument No. 20180628-0062363 and amended in Instrument No. 20180725-0072710, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sean Marcel Gilli and Joylayne Malone Gilli, husband and wife, by Warranty Deed from Paty Construction, LLC, dated June 28, 2019, of record in Instrument No. 20190701-0063298, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2026B Rosemary Lane, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2022, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record in Book 1835, page 25; Restrictions of record in Instrument No. 20180628-0062363 and Instrument No. 20180725-0072710; Articles of Incorporation/ Charter of record in Instrument No. 20180711-0067099; all of record in the Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DR-TAG-22-2026B

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 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 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 18th day of April, 2022.

Sean Marcel Gilli

Joylayne Malone Gilli

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Sean Marcel Gilli and Joylayne Malone Gilli, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 18th day of April, 2022.

Notary Public
My Commission Expires: _____

File No.: 36106

POLLY E. LAVIT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2022