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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $959,000.00.

Affiant

Subscribed and sworn before me this the 2nd day of May, 2022.

Notary Public
My commission expires: 3/6/24

PATRICIA NICHOLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 850101 DEEDWARR
05/03/2022 01:18:13 PM 2 pgs
Fees: $13.00 Taxes: $3,548.30
20220503-0051374

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Josephine J. Newgarden and Caleb A. Chaney 2623 Barclay Drive Nashville, TN 37206	GUARANTEED RATE, INC 4044 NORTH LINCOLN AVE. #324 CHICAGO, ILLINOIS 60618	083-12-0N 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, ANTHONY JOSEPH IANNONE, A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOSEPHINE J. NEWGARDEN AND CALEB A. CHANEY, A MARRIED COUPLE, 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 Unit No. 2623 together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Townhomes at Barclay and Brittany, a Horizontal Property with Private Elements, of record in Instrument No. 20171012-0104727, as amended in Instrument No. 20171205-0124102, being shown on Plat attached thereto as Exhibit "A", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Anthony Joseph Iannone, a married man, by deed dated 02/27/2017, from Daniel Eli Bates and Brian K. Harris, as tenants in common, of record in Instrument No. 20170228-0019853, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2623 Barclay Drive, Nashville, TN 37206.

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 29 day of April, 2022.

Anthony Joseph Iannone

STATE OF ~~TENNESSEE~~ IL Illinois
COUNTY OF DuPage

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anthony Joseph Iannone, 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 29 day of April, 2022.

My commission expires: 04/20/2026

Notary Public

OFFICIAL SEAL
BRITTANIE AMICO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 04/20/2026