BOX 10-A

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220440656

Karen Johnson Davidson County
Batch# 853123 DEEDWARR
05/10/2022 10:59:47 AM 2 pgs
Fees: $13.00 Taxes: $3,607.50

20220510-0053308

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $975,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of May, 2022.

Notary Public
My Commission Expires:

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. APRIL 23, 2025

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew Eddmenson 2390 Simmental Drive, Madisonville, KY 42431	New Owner	Tax Parcel ID No. 082 16 0 338.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel G. Gennaoui and Lauren A. Sanlorenzo, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Eddmenson, a married man, as his sole and separate property**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 127 on the Plan of J S Williams Addition Edgefield, of record in Book 21, Page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Daniel G. Gennaoui and Lauren A. Sanlorenzo, husband and wife, by Warranty Deed from Adrienne W. Hollis and James P. Hlavati, wife and husband, of record in Instrument No. 20150501-0039570, in the Register's Office of Davidson County, Tennessee, dated April 23, 2015 and recorded on May 01, 2015.

The execution of this instrument is affected by the signature of Daniel G. Gennaoui as Attorney-in-Fact for Lauren A. Sanlorenzo, which Power of Attorney is recorded in Instrument No. 20220510-0053307 Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of J S Williams Addition Edgefield, as recorded in Plat Book 21, Page(s) 45.

This is improved property located at 808 Boscobel Street Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of May, 2022.

Daniel G. Gennaoui

Lauren A. Sanlorenzo by: Daniel G. Gennaoui as Attorney In Fact

Lauren A. Sanlorenzo by Daniel G. Gennaoui as Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, by Daniel G. Gennaoui with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Attorney-in-Fact for Lauren A. Sanlorenzo and they are authorized by Lauren A. Sanlorenzo execute this instrument on their behalf.

Witness my hand, at office, this 6th day of May, 2022.

Notary Public
My Commission Expires: 5/7/24

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024