THIS INSTRUMENT WAS PREPARED BY ~~and~~
~~PLEASE RETURN TO:~~

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-P-22-3918

Karen Johnson Davidson County
Batch# 853217 DEEDWARR
05/10/2022 01:43:24 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20220510-0053445

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Christian A. Rizzo and Emily R. Skelly 3918 West Valley Drive Nashville, TN 37211	New Owner	148-09-0-121.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Magdalena P. Krych, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Christian A. Rizzo, a single man and Emily R. Skelly, a single woman, Tenants in Common with the Right of Survivorship**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Being Lot No. 29 on the Plan of Locustwood, Section IV, of record in Book 2330, Page 137, Register's Office for Davidson County, TN, to which plan reference is hereby made for more complete and detailed description.

Being the same property conveyed to Magdalena P. Krych by Special Warranty Deed from Chase Home Finance LLC, as servicing agent for Deutsche Bank National Trust Company, as trustee for GSAMP Trust 2004-HE2 of record in Instrument number 20090520-0046343, dated May 14, 2009 and recorded on May 20, 2009, Register's Office for said County.

This is property commonly known as 3918 West Valley Drive, Nashville, TN 37211
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 3rd **day of May, 2022**:

Magdalena P. Krych

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Magdalena P. Krych,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3 day of May, 2022.

Notary Public

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 05/31/2022

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$310,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 3rd DAY OF May, 2022.

Notary Public

My Commission Expires: _____

STEPHANIE WOODALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025