Karen Johnson Davidson County
Batch# 853940 DEEDWARR
05/12/2022 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,553.37
20220512-0054354

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/22/23
(AFFIX SEAL)

TRACI NEWBY NOTARY PUBLIC STATE OF TENNESSEE GILES COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-4334-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Troy Casalone and Lauren Domzalski	loanDepot.com, LLC	106-16-0-044.00 and 119-04-0-159.00
(NAME)	(NAME)	
432 Foothill Drive	PO Box 7114	
(ADDRESS)	(ADDRESS)	
Nashville TN 37217	Troy, MI 48007-7114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Ninety Thousand One Hundred And No/100 Dollars ($690,100.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ROGER J. GRUNCH AND WIFE, ETHEL B. GRUNCH, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TROY CASALONE, UNMARRIED, AND LAUREN DOMZALSKI, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, 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:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Hill-N-Dale Acres of record in Plat Book 2900, Page(s) 33 and 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 2:
Land in Davidson County, Tennessee, being a 2.3, more or less, acre portion of the property conveyed to the Christian Education, Inc. in Book 6231 Page 699, Register's Office of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point lying at the common rear corner of Lots 17, 18 & 19 on the Plan of Hill-N-Dale as of record in Book 2900, Page 34, Register's Office of Davidson County, Tennessee; thence leaving said point and running in a southeasterly direction a distance of 350, more or less, feet to a point lying at the common rear of Lots 26 and 27 on the Plan of Glencliff Estates, Section 4, as of record in Book 1835, Page 79, Register's Office of Davidson County, Tennessee, said point further described as lying in the centerline of Mill Creek and the rear lines of Lots 27, 28 & 29 on the said Plan of Glencliff Estates, in a southwesterly direction a distance of 287, more or less, feet to the common rear corner of Lot 29 and the corner of a proposed Street; thence leaving the centerline of Mill Creek and the rear line of Glencliff Estates and running in a northwesterly direction a distance of 365, more or less, feet to a point lying on the southerly line of Hill-N-Dale, Section 2, as of record in Book 4175, Page 5, Register's Office of Davidson County, Tennessee and the centerline of Deervale Drive; thence running with the said line, of Hill-N-Dale, Section 2, North 45 degrees 40' 13" East a distance of 30 feet to a point lying on the southwesterly line of said Lot 19; thence running with the said line of Lot 19 in a southwesterly direction a distance of 52.22 feet to a point; thence running with the southeasterly line of said Lot 19 North 45 degrees 32' a distance of 232.8 feet to the point of beginning.

INCLUDED BUT EXCLUDED is that portion of said property in which was conveyed to William B. Snell, Jr. and wife, Mildred L. Snell, by Quitclaim Deed from Douglas L. Sanders and wife, Ladye Frank Sanders, of record in Book 9361, Page 677, Register's Office for Davidson County, Tennessee, dated May 16, 1994.

Being a portion of the same property conveyed to Roger J. Grunch and wife, Ethel B. Grunch by Warranty Deed from Dauglas L. Sanders, unmarried of record in Instrument No. 20101025-0085238 Register's Office for Davidson County, Tennessee, dated October 22, 2010 and recorded on October 25, 2010.

unimproved ☐
This is improved ☒ property, known as 432 Foothill Drive, Nashville, TN 37217
0 Deervale Drive, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 29 day of April, 2022.

Roger J. Grunch

Ethel B. Grunch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger J. Grunch and Ethel B. Grunch, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained. Witness my hand this 29 day of April, 2022.

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Tennessee Certification of Electronic Document

I, Traci Newby, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 04/29/2022.

Traci Newby
Affiant Signature

04/29/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of April, 2022.

Theresa E Parker
Notary's Signature



NOTARY'S SEAL

MY COMMISSION EXPIRES: 12/12/2023