WARRANTY DEED

Karen Johnson Davidson County
Batch# 856383 DEEDWARR
05/17/2022 09:29:59 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20220517-0056437

File #22-DM-0832-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anthony Joseph Grande and Jessica Hannah Grande	Redstone Federal C.U.	
(NAME)	(NAME)	**074 04 0 048.00**
832 Hermitage Ridge	220 Wynn Dr	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Huntsville, AL 35893	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN AUSTIN GALLAHER AND MICHAELA GALLAHER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANTHONY JOSEPH GRANDE AND JESSICA HANNAH GRANDE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 21, as shown on the map entitled Resubdivision of Lots 21 and 22 of Hermitage Hills, Section 12, of record in Book 5060, page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOHN AUSTIN GALLAHER AND MICHAELA GALLAHER, HUSBAND AND WIFE, by deed from JAMES CHRISTOPHER ZERFACE, JANE ALICE ZERFACE AND KATHERINE ANN ZERFACE, AS TENANTS IN COMMON, of record as Instrument No. 20200115-0005499, dated January 10, 2020, said Register's Office.

This conveyance is subject to:
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lots 21 and 22 of Hermitage Hills, Section 12, as recorded in Plat Book 5060, Page(s) 84.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Twelve, Hermitage Hills, as recorded in Plat Book 4675, Page(s) 125.
*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4820, Page 611, as amended in Book 4960, Page 506 and Book 4969, Page 667.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **832 Hermitage Ridge, Hermitage, TN 37076.**

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 12 day of May, 2022.

John Austin Gallaher

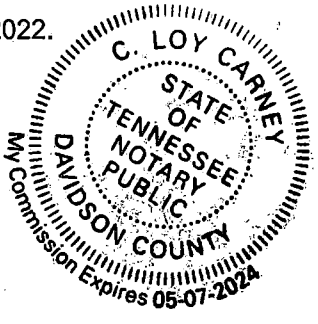
Michaela Gallaher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12 day of May, 2022, before me personally appeared John Austin Gallaher, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12 day of May, 2022.

Notary Signature
My commission expires:

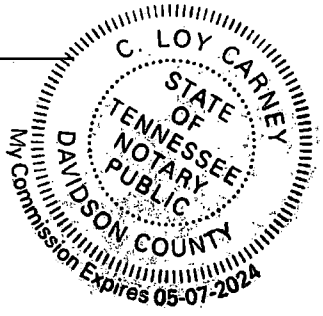


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12 day of May, 2022, before me personally appeared Michaela Gallaher, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12 day of May, 2022.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204