Karen Johnson Davidson County
Batch# 857219 DEEDWARR
05/17/2022 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20220517-0056878

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH22-04084

Address of New Owner:	Send Tax Bills to:	Tax Information:
Joshua Cook 919 Granada Ave. Nashville, TN 37206	Joshua Cook 919 Granada Ave. Nashville, TN 37206	083-01-0-132.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rachel E. Belifglio, a single person**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Joshua Cook, unmarried man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being the Westerly 50 feet of Lot No. 36 on the Plan of W. H. Hyronemus Addition, as shown on plat of record in Book 161, Page 174, in the Register's Office, Davidson County, Tennessee.

Said part of Lot No. 36 fronts 50 feet on the Northerly side of Bailey Street, or Grand Avenue, and extends back between parallel lines 168 feet to an alley in the rear.

Being the same property conveyed to Rachel E. Belifglio, a single person by Warranty Deed from Frederick N. Shelton of record in Instrument No. 20130501-0043631 Register's Office for Davidson County, Tennessee, dated April 26, 2013 and recorded on May 01, 2013. (Value of consideration shown in aforementioned deed $110,000.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 919 Granada Ave., 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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 9th day of May, 2022

Rachel E. Belifglio

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of May, 2022, before me personally appeared Rachel E. Belifglio, 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 (or person's) free act and deed.

Notary Public: W. Brad Lehman

My Commission Expires: 9/21/2024



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5-9-22.

Affiant Signature

5-10-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 10 day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY