THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220340247** Karen Johnson Davidson County Batch# 857300 **DEEDWARR** 05/17/2022 02:47:31 PM 2 pgs Fees: $13.00 Taxes: $3,200.50 20220517-0056982	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $865,000.00. Affiant Subscribed and sworn to before me, this 13th day of May, 2022. Notary Public My Commission Expires: MARGARET H. TAYLOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

WARRANTY DEED

Address New Owner: Lowry Berry Harrington 537 London Way Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142 16 0A 010.00

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, **Joseph R. Cimino and Janice M. Cimino, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lowry Berry Harrington**, ("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. 10 on the plan of Devon Park, Phase One, of record in Book 5200, Pages 670, 671 and 672, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 10 fronts 96.75 feet on the Westerly margin of London Way and extends back 116.86 feet on the Southerly line and 117.57 feet on the Northerly line to a dead line in the rear, measuring 83.87 feet thereon.

Being the same property conveyed to Joseph R. Cimino and wife, Janice M. Cimino, by Warranty Deed from Signature Homes, Inc., a Tennessee corporation, of record in Book 7451, Page 855, in the Register's Office of Davidson County, Tennessee, dated January 15, 1988 and recorded on January 19, 1988.

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 Devon Park, Phase One, as recorded in Plat Book 5200, Page(s) 670, 671 and 672.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6176, Page 7, as amended in Book 6541, Page 542 and Book 6967, Page 156, Bylaws in Book 8276, page 53, said Register's Office.

Charter of Devon Park Homeowners Association of record in Book 7372, page 862, said Register's Office.

This is improved property located at 537 London Way Nashville TN 37221

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 11th day of May, 2022.

Joseph R. Cimino

Janice M. Cimino

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph R. Cimino and Janice M. Cimino, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of May, 2022.

Notary Public

My Commission Expires:

