Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: K-VRES-22-2506

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-17234-TC

Karen Johnson Davidson County
Batch# 859253 DEEDWARR
05/19/2022 03:32:54 PM 2 pgs
Fees: $13.00 Taxes: $2,368.00

20220519-0058317

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $640,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of May, 2022.

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

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William N. Dawson and Karleen Giannitrapani 255 South Rengstorff Ave., Apt 131 Mountain View, CA 94040	New Owner	084 12 0 018.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Samuel J. Wilson and Catherine B. Carroll, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **William N. Dawson and Karleen Giannitrapani, unmarried, as tenants in common with the 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:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Addition to Lincoya Hills as of record in Book 3106, Page 66, said Register's Office for said County.

Said Lot No. 10 fronts 157.63 feet on the North side of Lincoya Court and runs back 113.35 feet on the West line and 167 feet on the East line to a deadline in the rear on which it measures 186.5 feet.

Being the same property conveyed to Samuel J Wilson and Catherine B. Carroll, husband and wife, by Warranty Deed from Constance Hendrix and Elizabeth Rountree Smith, of record in Instrument No. 20200323-0031357, in the Register's Office of Davidson County, Tennessee, dated March 19, 2020 and recorded on March 23, 2020.

This is improved property located at: **2506 Lincoya Court, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 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. Whenever used, the singular number 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 16th day of May, 2022.

GRANTOR:

Samuel J. Wilson

Catherine B. Carroll

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Samuel J. Wilson and Catherine B. Carroll, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of May, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26