Karen Johnson Davidson County
Batch# 859690 DEEDWARR
05/20/2022 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20220520-0058884

Prepared by:
return to
Lincoln Title and Escrow, LLC
131 Donelson Pike
Nashville, TN 37214

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is 365,000.00

Affiant: _____

Subscribed and Sworn before me this 16th day of May, 2022

_____
Notary Public:
My commission expires: 3-28-2026

BETHANY D SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 28, 2026

ADDRESS or NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Andrew Saunders and Paige Saunders 99 Rose Street Nashville, TN 37210	F&M 10 Cadillac Drive Suite 100 Brentwood, TN 37027	119-02-0-149-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Robert C. Giordano and Nadine D'argo, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Andrew Thomas Saunders and Paige Marie Saunders, husband and wife**, "the Grantee," the following described real estate in Davidson, TN:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 21 ON THE PLAN OF GLENROSE SUBDIVISION, OF RECORD IN PLAT BOOK 1424, PAGE 142, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

Being the same property conveyed to Robert C. Giordano and Nadine D'Argo, husband and wife by Quit Claim Deed from Robert C. Giordano, unmarried, dated April 18, 2022 and recorded on April 22, 2022, in Instrument Number 20220422-0046561 in the Register's Office for Davidson County, Tennessee.

This is [**X**] improved [ ] unimproved property known as 99 Rose Street, Nashville, TN 37210.

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters, referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of May, 2022

Robert C. Giordano

Nadine D'argo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of May, 2022, before me personally appeared Robert C. Giordano and Nadine D'argo, husband and wife 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.

Witnessed before me this 16th day of May, 2022.

Notary

My Commission Expires: 6/21/22

TAMMY TANNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-21-2022

Certificate of Authenticity

I, **Nick Harris**, 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 **May 16, 2022**.

Affiant Signature

5-16-2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **16th** day of **May**, 2022.

Notary's Signature

My Commission Expires: 3-28-2026

