Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 869452 **DEEDWARR**
06/10/2022 10:31:19 AM 2 pgs
Fees: $13.00 Taxes: $2,963.70

20220610-0066253

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62657
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Caroline Turpin Crisanti Geoffrey Thomas Crisanti 5000 Georgia Avenue Nashville, TN 37209	New Owner

TAX MAP PARCEL NUMBERS: 09111022600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$801,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John R. Veyhl and Elizabeth P. Veyhl, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Caroline Turpin Crisanti and Geoffrey Thomas Crisanti, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Estepps's Two Lot Subdivision of record in Inst. No. 20111130-0093002, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John R. Veyhl and Elizabeth P. Veyhl, husband and wife, by Warranty Deed from Jeffrey Lemonds and Alexandria Llobet, husband and wife, dated July 19, 2013 and recorded on July 24, 2013, of record in Inst. No. 20130724-0076437, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Inst. No. 20111130-0093002, said Register's Office, which Plan shows minimum building setback lines and easements to which plan reference is hereby made for a more complete description.

This is improved property, known as 5000 Georgia Avenue, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of June, 2022.

John R. Veyhl

Elizabeth P. Veyhl

State of Tennessee

County of Davidson

On this 7th day of June, 2022, before me the undersigned authority, personally appeared John R. Veyhl and Elizabeth P. Veyhl, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $801,000.00.

Affiant

Sworn and subscribed before me this 7th day of June, 2022.

Notary

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

My Commission Expires: _____