Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167

Karen Johnson Davidson County
Batch# 873385 DEEDWARR
06/17/2022 09:10:01 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00
20220617-0069411

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220541210

STATE OF ~~TENNESSEE~~ MICHIGAN
COUNTY OF ~~DAVIDSON~~ CHARLEVOIX

The actual consideration or value, whichever is greater, for this transfer is: $410,000.00.

Affiant

Subscribed and sworn to before me, this ~~15th~~ 13th day of June, 2022.

Terri T Seever
NOTARY PUBLIC - STATE OF MICHIGAN
County of Emmet
My Commission Expires 9/28/2024
Acting in the County of Charlevoix

Notary Public
My Commission Expires: 9-28-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Vico Piccinini and Lisa Piccinini 35 Driftwood Circle Pacifica, CA 94044	New Owner	Tax Parcel ID No. 076 01 0 029.00

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, **George Curran, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Vico Piccinini and Lisa Piccinini, husband and wife,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land lying and being solely situated in Davidson County, Tennessee, being Lot No. 17, on the Plan of Oak Creek Subdivision, of record in Plat Book 5200, Page 96, Register's Office for Davidson County, Tennessee, and Plat Book 10, Page 31, Register's Office for Wilson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to George Curran, an unmarried man, by Warranty deed from James Thorpe and Michael Slocum and David Childers, as equal tenants common, of record in Instrument No. 20161109-0118702, in the Register's Office of Davidson County, Tennessee, dated November 08, 2016 and recorded on November 09, 2016.

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.

Taxes for the year 2022 and thereafter, not yet due and payable.

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 Oak Creek Subdivision, as recorded in Plat Book 5200, Page(s) 96.

Covenants, Conditions and Restrictions as set forth in Restriction recorded in Book 5360, Page 572 and amended in Book 5382, Page 827.

This is improved property located at 817 Oak Leaf Drive Old Hickory TN 37138

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 15th day of June, 2022.

George Curran

STATE OF Michigan)
COUNTY OF Charlevoix)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George Curran, 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 13 day of June, 2022.

Notary Public
My Commission Expires: 9-28-2024

Terri T Seever
NOTARY PUBLIC - STATE OF MICHIGAN
County of Emmet
My Commission Expires 9/28/2024
Acting in the County of Charlevoix