Karen Johnson Davidson County
Batch# 873743 DEEDWARR
06/17/2022 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20220617-0069724

WARRANTY DEED

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

File No. DD-22-2541

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emory Martin and Brian Pinson	New Owner	
(NAME)	(NAME)	
140 Carphilly Circle		133-00-0-006.00
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Phillip S. Bacigalupo and Mary G. Bacigalupo**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emory C. Martin, married, and Brian K. Pinson, married,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at an iron pin in the north right of way of Elysian Fields Road said point also being the southeast corner of Parcel 4 of Tax Map 133 in Davidson County, TN. and the southwest corner of herein described property;

Thence leaving said road N 07 deg 02 min 09 sec E 166.37 feet to a pipe;

Thence S 80 deg 31 min 57 sec E 131.57 feet to an iron pin;

Thence S 06 deg 01 min 47 sec W 178.69 feet to an iron pin in the right of way of said road;

Thence with the right of way with a curve to the right having a central angle of 11 deg 07 min 08 sec, a radius of 529.37', a length of 102.73' and a chord of N 76 deg 45 min 33 sec W 102.57' to a point;

Thence N 71 deg 11 min 59 sec W 33.32 feet to the point of beginning Containing 23,265.60 Sq. Ft. or 0.53 acres according to survey dated 5/27/2022 and performed by David P. Brackman, Tennessee No. 1684, Brackman Land Surveying, 1707 Gale Lane, Nashville, TN 37211, File No. 22-115.

Being the same property conveyed to Phillip S. Bacigalupo and wife, Mary G. Bacigalupo by Warranty Deed from Jesse Wiley Oates and wife, Helen Griffin Oates of record in Book 2282, Page 545, Register's Office for Davidson County, Tennessee, dated March 27, 1959 and recorded on March 27, 1959.

This is property more commonly known as 474 Elysian Fields Road, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 6th day of June, 2022.

Phillip S Bacigalupo by Phyllis Lynn Peach

Phillip S. Bacigalupo by Phyllis Lynn Peach,
Attorney-In-Fact Attorney-In-Fact

Mary G. Bacigalupo by Phyllis Lynn Peach

Mary G. Bacigalupo by Phyllis Lynn Peach,
Attorney-In-Fact Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Phyllis Lynn Peach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Power of Attorney for Phillip S. Bacigalupo, and that this instrument was executed on behalf of the said Phillip S. Bacigalupo for the purposes therein contained pursuant to a Durable General Power of Attorney being recorded simultaneously herewith at Book ___202206170069722___, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 6th day of June, 2022.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 1/3/23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Phyllis Lynn Peach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Power of Attorney for Mary G. Bacigalupo, and that this instrument was executed on behalf of the said Mary G. Bacigalupo for the purposes therein contained pursuant to a Durable General Power of Attorney being recorded simultaneously herewith at Book ___202206170069723___, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 6th day of June, 2022.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 1/3/23

Certificate of Authenticity

I, DEBORAH DEVINE, 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 JUNE 6, 2022.

Date

Affiant Signature

6-6-2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of June, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON