This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17443-AP

Karen Johnson Davidson County
Batch# 875673 DEEDWARR
06/22/2022 10:36:53 AM 2 pgs
Fees: $13.00 Taxes: $2,442.00

20220622-0070978

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $660,000.00.

Kaitlyn M. Tracy.
Affiant

Subscribed and sworn to before me, this the 14th day of June, 2022.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kaitlyn M. Tracy Brett S. Bowers 2812 Bronte Ave Nashville, TN 37216	Synovus Bank 800 Shades Creek Parkway MS101 Birmingham, AL 35209	072-10-176

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Calen Joseph Cussimanio, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kaitlyn M. Tracy, an unmarried woman and Brett S. Bowers, an unmarried man, as joint tenants with right of survivorship**, hereinafter called the Grantee(s), his/her/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. 14 on the Map of Dugger Bros. Resubdivision of the Rucker Lands aka E.B. Rucker Lands of record in Plat Book 1130, Page 20, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 14 fronts 61 feet on the Easterly side of Bronte Avenue and runs back between parallel lines 261.8 feet on the Southerly line and 249.5 feet on the Northerly line, to the Westerly line of the right-of-way of the L. & N. Railroad, on which it measures 56.7 feet.

Being the same property conveyed to Calen Joseph Cussimanio, unmarried, by Warranty Deed from Lasata Properties, LLC, a Tennessee limited liability company, dated April 30, 2020 and recorded on May 4, 2020, of record in Instrument No. 20200504-0046518, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2812 Bronte Avenue, Nashville, TN 37216**

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 14th day of June, 2022.

GRANTOR:

Calen Joseph Cussimanio

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Calen Joseph Cussimanio, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of June, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024