Karen Johnson Davidson County
Batch# 876340 DEEDWARR
06/23/2022 01:31:30 PM 6 pgs
Fees: $33.00 Taxes: $1,572.50
20220623-0071892

Commitment Number: TN22107239

Prepared by and After Recording, Send To:
Tyler Webber
Boston National Title Agency, LLC
400 Rouser Rd., Bldg. 2, 5th Floor
Coraopolis, PA 15108

New Property Owner/Mail Tax Statements To:
Nicholas Bryant Siragusa and Kathryn Isabel Probasco, 2524 Flamingo Drive, Nashville, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
071 04 0 097.00

GENERAL WARRANTY DEED

Melissa Ann Lail and Richard Eugene Lail, wife and husband, hereinafter grantor, whose tax-mailing address is **406 N Bragg Ave, Lookout Mountain, TN 37350**, for Four Hundred Twenty Five Thousand Dollars and Zero Cents ($425,000.00) in consideration paid, grants, with general warranty covenants to **Nicholas Bryant Siragusa and Kathryn Isabel Probasco, husband and wife, tenants by entirety**, hereinafter grantees, whose tax mailing address is **2524 Flamingo Drive, Nashville, TN 37207**, the following real property:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 392, Joywood Heights Section IIA, as shown on Plat of record in Plat Book 1424, Page 20, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Tax ID : 071 04 0 097.00

Property Address is: 2524 Flamingo Drive, Nashville, TN 37207

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument 20200811-0089169 in the Register's Office of Davidson County, Tennessee.

Prior instrument reference: 20200811-0089169

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 6th on this day June, 2022:

Melissa Ann Lail

Melissa Ann Lail

Richard Eugene Lail

STATE OF TN
COUNTY OF Hamilton

The foregoing instrument was acknowledged before me on June 6th, 2022 by **Melissa Ann Lail and Richard Eugene Lail** who is personally known to me or has produced driver's License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public
COMMISSION EXPIRATION DATE: 08/11/2025

BRANDON CALLOWAY NOTARY PUBLIC STATE OF TENNESSEE HAMILTON COUNTY

Executed by the undersigned on 10 on this day JUNE, 2022:

Nicholas Bryant Siragusa

Kathryn Isabel Probasco

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on JUNE 10, 2022 by **Nicholas Bryant Siragusa and Kathryn Isabel Probasco** who is personally known to me or has produced DRIVERS LIC as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

COMMISSION EXPIRATION DATE: 03/07/2023

Maximum principal indebtedness for Tennessee recording tax purposes is **$1,572.50**.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is *, which amount is equal to or greater than that which the property would command at a fair and voluntary sale. ***$425,000.00**

Subscribed and sworn to before me

This 10 day of JUNE, 2022.

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)

Affiant

NICHOLAS SIRAGUSA
Print Name

Notary Public

My commission expires:
3/2/23

MARK GROLL
Print Name

This Instrument was prepared by:
Tyler Webber
Boston National Title Agency, LLC
400 Rouser Rd., Bldg. 2, 5th Floor
Coraopolis, PA 15108

Tennessee Certification of Electronic Document

I, Richelle Atkinson, 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 06/10/2022 (date of document).

Affiant Signature

06/10/2022
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 27 day of OCT, 2021.

Notary's Signature
PAMUELA L WOOD

MY COMMISSION EXPIRES: 02/07/2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires February 7, 2025
Commission Number 1305462