Name and Address of New Owner:
Anthony DiMartino and Melissa DiMartino
2281 Luster Road
Goodlettsville, TN 37072

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 01700032800

Karen Johnson Davidson County
Batch# 882954 DEEDWARR
07/01/2022 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20220701-0076709

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Matthew R. McNew and Adrienne E. McNew, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Anthony DiMartino and Melissa DiMartino, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in the 10th District Of Davidson County, Tennessee, described as Tract No. 2 on the unrecorded survey of the Redding Subdivision dated March, 1990, by David A. Demerick, Registered Land Surveyor, No. 1219, as follows:

Beginning at an iron pin in the westerly margin of Luster Road, a corner to a T. R. Tomes, Et Ux, (said point being on a curve having a delta angle of 47 degrees 24 minutes 09 seconds, a radius of 506.36 feet and a tangent of 222.3 feet for a length of 310.0 feet to a point; thence, North 7 degrees 35 minutes 55 seconds East 141.93 feet to an iron pin marking the corner of the property conveyed to Logan of record in Book 4533, Page 555, Register's Office for Davidson County, Tennessee); thence, with said margin of Luster Road in a southwesterly direction on a curve having a delta angle of 47 degrees 24 minutes .09 seconds, a radius of 506.36 feet, a tangent of 222.3 feet and a length of 111.7 feet to a point; thence South 55 degrees 00 minutes 04 seconds West 95.76 feet to an iron pin; thence, North 73 degrees 43 minutes 51 seconds West 1, 105.56 feet to an iron pin in the line of the property of Harries of record in Book 6134, Page 711, said Register's Office; thence, with the line of Harries North 32 degrees 35 minutes 52 seconds East 80.0 feet to an oak tree; thence, North 79 degrees 00 minutes 32 seconds East 397.65 feet to an iron pin; thence, South 67 degrees 24 minutes 38 seconds East 861.41 feet to the point of beginning.

Being the same property conveyed to Matthew R. McNew and Adrienne E. McNew, husband and wife by Quitclaim Deed from Matthew McNew and Adrienne McNew, husband and wife dated April 28th 2017 and recorded May 4th 2017 of record in Instrument No. 201500504-0044258 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 2281 Luster Road, Goodlettsville, TN 37072

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of June, 2022.

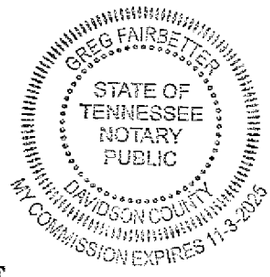
_____ (SEAL)
Matthew R. McNew

_____ (SEAL)
Adrienne E. McNew

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of June, 2022, before me personally appeared Matthew R. McNew and Adrienne E. McNew, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of June, 2022.

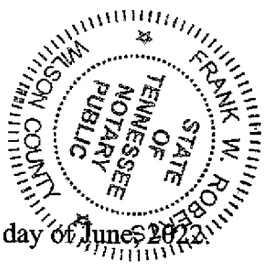


_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $675,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 15th day of June, 2022.

_____
Notary Signature
My commission expires: 9/23/25

TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/15/22 (date of document).

Frank Roberts

6/22/22

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 22nd day of June, 2022.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024