G#36000-2 BOX #14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 890113 **DEEDWARR**
07/18/2022 11:14:37 AM 2 pgs
Fees: $13.00 Taxes: $4,810.00

20220718-0081915

Y-CRE-22-4728

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00.

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/6/2024
(AFFIX SEAL)

SHERRI KELLEY
State of Tennessee Notary Public
DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Quessenberry, Jr and Meagan Quessenberry	CapStar Bank	
(NAME)	(NAME)	**131-14-0-079.00**
4728 Benton Smith Rd	2002 Richard Jones Rd, Ste 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAOLO GUAZZINI AND JESSICA GUAZZINI, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID QUESSENBERRY, JR AND MEAGAN QUESSENBERRY, HUSBAND AND WIFE**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 344 on the Plan of Seven Hills, Section 8, of record in Plat Book 3300, Page 14, Register's Office for Davidson County, Tennessee.

Said Lot No. 344 fronts 189.1 feet on the southerly margin of Benton Smith Road and extends back 257.0 feet on the westerly line and 250.0 feet on the easterly line to a dead line in the rear, measuring 159.3 feet thereon.

Being the same property conveyed to Paolo Guazzini and Jessica Guazzini, husband and wife by Warranty deed from Adin Lara and Kristin S. Lara, husband and wife of record in Instrument No. 20190108-0002024 Register's Office for Davidson County, Tennessee, dated January 4, 2019 and recorded on January 08, 2019.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 14, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4728 Benton Smith Rd, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 15th DAY OF JULY, 2022.

Paolo Guazzini

Jessica Guazzini

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared ~~before me, the undersigned,~~ a Notary Public in and for said County and State, PAOLO GUAZZINI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, ~~this the~~ 15th of July, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSICA GUAZZINI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of July, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY