THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220641536** Karen Johnson Davidson County Batch# 891657 DEEDWARR 07/20/2022 02:28:51 PM 2 pgs Fees: $13.00 Taxes: $1,831.50 20220720-0083239	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $495,000.00. Margaret Smith Affiant Subscribed and sworn to before me, this 19th day of July, 2022. Notary Public My Commission Expires: _____ DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-25-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Karlee Kolb and Thomas O'Bryan 922 Strouse Avenue Nashville TN 37206	SWBC Mortgage Corp 9311 San Pedro #100 San Antonio, Tx 78216	Tax Parcel ID No. 072-13-0-209.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jessica M. Gigliotti, an unmarried woman, and Zachary A. Spires, an unmarried man** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Thomas O'Bryan and Karlee Kolb, as joint tenants with rights of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Floyd Heights of record in Plat Book 1424, Page 96, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jessica M. Gigliotti, an unmarried woman, and Zachary A. Spires, an unmarried man as tenants in common with right of survivorship by Warranty deed from Geoffrey S. Scruggs and Kelly L. Scruggs, husband and wife of record in Instrument No. 20200131-0011761 Register's Office for Davidson County, Tennessee, dated January 31, 2020 and recorded on January 31, 2020.

The execution of this instrument is affected by the signature of James Alexander as Attorney-in-Fact for Jessica M. Gigliotti, which Power of Attorney is recorded in Instrument Number 20220720-0083238, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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 1424, Page 96, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4081, Page 753, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 922 Strouse Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 19th day of July, 2022.

Jessica M. Gigliotti by James Alexander as Attorney-in-fact

Zachary Spires

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Jessica M. Gigliotti and that he is authorized by Jessica M. Gigliotti to execute this instrument on her behalf.

WITNESS my hand, at office, this 19th day of July, 2022.

Notary Public

My Commission Expires: _____

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Zachary A. Spires, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of July, 2022.

Notary Public

My Commission Expires: _____

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022