WARRANTY DEED

Karen Johnson Davidson County
Batch# 897075 **DEEDWARR**
08/01/2022 03:00:26 PM 2 pgs
Fees: $13.00 Taxes: $1,156.25

20220801-0087451

Y-VRES-22-1128

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-6-2025

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:	PARCEL NUMBER (S)
Marta Jo Ciancio, Ellen Paige Inabinett and Theodore Monasse Pecchio	**New Owner**	
(NAME)	(NAME)	
1128 Greenland Avenue		061-11-0-248.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **LETA DEAN, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARTA JO CIANCIO, A SINGLE WOMAN AND ELLEN PAIGE INABINETT AND THEODORE MONASSE PECCHIO, WIFE AND HUSBAND, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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:

Land in Davidson County described as follows:
Being the Easterly 41.1 feet front and 40.7 feet rear of Lot No.14 and the Westerly 8.9 feet front and 9.3 feet rear of Lot No. 16, on the Map of a Subdivision of part of the Greenland Tract, as of record in Book 421, page 40, Register's Office for said county.

Said parts of said lots adjoin and front together 50 feet on the Southerly side of Greenland Avenue and run back between lines 370.5 feet, more or less, on the Westerly line of part of Lot No. 14 and 373 feet, more or less, on the Easterly line of part of Lot No. 16 to a dead line in the rear on which they measure 50 feet.

Being the same property conveyed to Dallas E. Boggs, and wife, Barbara Boggs by Warranty deed from Wade F. Barker and wife, Elizabeth Barker of record in Instrument No. 20041005-0120076 Register's Office for Davidson County, Tennessee, dated October 01, 2004 and recorded on October 05, 2004.

Being the same property conveyed to Leta Dean her successors and assigns all right, title and interest reserving a life estate to Dallas E. Boggs and Barbara Boggs by Quitclaim deed from Dallas E. Boggs, and wife, Barbara J.L. Boggs of record in Instrument No. 20100804-0061200 Register's Office for Davidson County, Tennessee, dated July 02, 2010 and recorded on August 04, 2010.

Dallas E. Boggs and wife, Barbara Boggs join in this instrument to convey their life estate interest in subject property.

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 421, Page 40, 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: **1128 Greenland Ave, Nashville, Tennessee 37216**.

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 28th DAY OF JULY, 2022.

Leta Dean by John Gleaves, Attorney-In-Fact

Power of Attorney filed of record in Instrument No. 20220801-0087450, Register's Office for Davidson County, Tennessee.

Dallas E. Boggs by John Gleaves, Attorney-In-Fact

Power of Attorney filed of record in Instrument No. 20220801-0087448 Register's Office for Davidson County, Tennessee.

Barbara Boggs by John Gleaves, Attorney-In-Fact

Power of Attorney filed of record in Instrument No. 20220801-0087449, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LETA DEAN AND DALLAS E. BOGGS AND BARBARA BOGGS, and who acknowledged he/she/they executed the same as the free act and deed of the said LETA DEAN AND DALLAS E. BOGGS AND BARBARA BOGGS.

Witness my hand and official seal, this the 28th of July, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

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