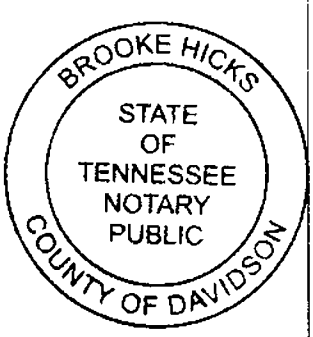
Karen Johnson Davidson County
Batch# 898710 DEEDWARR
08/04/2022 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20220804-0088821



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $389,900.00.

Affiant

Subscribed and sworn to before me, this 29th day of July, 2022.

Notary Public

My commission expires: 5/9/2026

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Anthony Pizzicarola	New Owner	**173-09-0A-371.00-CO**
7023 Sunnywood Dr		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Jeremy M. Spille, and wife Felicia Spille

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Anthony Pizzicarola, a single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 305 on the Plan of Lenox Village, Phase Five of record in Plat at Instrument No. 20050120-0007427, 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 Jeremy M. Spille, an unmarried man by Warranty Deed from Thomas Clay McClain and Margaret B. McClain, husband and wife of record in Instrument No. 20150430-0038779 Register's Office for Davidson County, Tennessee, dated April 01, 2015 and recorded on April 30, 2015.

This is **improved** property known as **7023 Sunnywood Dr, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 29th day of July, 2022.

Jeremy M. Spille

Felicia Spille

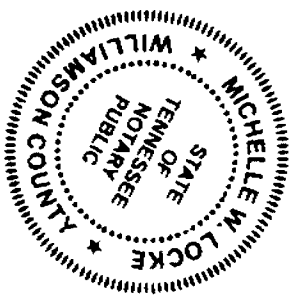
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jeremy M. Spille and Felicia Spille, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 29th day of July, 2022.

Notary Public
My Commission Expires: 9/14/25

Lenders Title Company File No. 22-001178-525



Tennessee Certification of Electronic Document

I, Steven T. Mills, 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 August 4, 2022 (date of document).

Affiant Signature

August 4, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 4 day of August, 2022.

Notary's Signature

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025