STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/31/2026

(AFFIX SEAL)

CHRISTY M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 900455 DEEDWARR
08/08/2022 12:31:57 PM 2 pgs
Fees: $13.00 Taxes: $1,479.63

20220808-0090047

06-NSH22-04575

Address of New Owner:	Send Tax Bills to:	Tax Information:
Emily Katherin Caruana and Brian Anthony Caruana 4103B Main Street Old Hickory, TN 37138	NEW OWNER	063-08-0M-002.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nicolas Aaron Smith, unmarried and Taylor Grace Crum, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Emily Katherine Caruana, an unmarried woman and Brian Anthony Caruana, a married man, joint with right of survivorship**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit B, Homes on Main, as shown as Exhibit "B", of the Declaration of Covenants, Conditions and Restrictions for Homes on Main, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20180508-0044149, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Together with all common elements as are appurtenant to and set out in said Declaration of Covenants, Conditions and Restrictions for Homes on Main, of record in 20180508-0044149, said Register's Office.

Being the same property conveyed to Nicolas Aaron Smith, unmarried and Taylor Grace Crum, unmarried as tenants in common with rights of survivorship by Warranty Deed from Christopher Jordan Motley, a single man of record in Instrument No. 20200924-0110117 Register's Office for Davidson County, Tennessee, dated September 21, 2020 and recorded on September 24, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 4103B Main Street, Old Hickory, TN 37138

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to said Grantees, 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 hand this 2nd day of August, 2022

Nicolas Aaron Smith

Nicolas Aaron Smith

Taylor Grace Crum

Taylor Grace Crum

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Nicolas Aaron Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 2nd day of August, 2022.

CHRISTI M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My Commission Expires: 5/31/2026

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Taylor Grace Crum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 2nd day of August, 2022.

CHRISTI M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My Commission Expires: 5/31/2026