Karen Johnson Davidson County
Batch# 902004 DEEDWARR
08/11/2022 10:55:30 AM 4 pgs
Fees: $23.00 Taxes: $1,450.40
20220811-0091359

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Hilary Panian and Anthony Pieti 4295 Sweden Drive, Hermitage, Tennessee 37076	Same as owner	075-06-0-127.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Peter A. King, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hilary Panian and Anthony Pieti, wife and husband** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Hermitage Estates, Section 5 of record in Plat Book 4175, Page 67, 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 Peter A. King, unmarried by Warranty deed from Stephen V. Brown, married of record in Instrument No. 20170816-0083990 Register's Office for Davidson County, Tennessee, dated August 11, 2017 and recorded on August 16, 2017.

Subject to: (1) All matters shown on the Plan of record in Plat Book 4175, Page 67 Register's Office for Davidson County, Tennesee. (2) Terms, provisions, options, rights of first refusal, convenats, conditions, restrictions,easements, charges, assessments and lien provided in the Covenants, Conditions and Restrictions recorded in Book 4341, Page 247 (3). Any and all existing easements and restrictions as shown of record not stated herein

Also known as: 4295 Sweden Drive, Hermitage, Tennessee 37076
(Address for informational purposes only)

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of August, 2022.

(SEAL)
Peter A. King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of August, 2022, before me personally appeared Peter A. King, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of August, 2022.

Notary Signature
My commission expires: 1/11/2026

KENDRA D. TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Jan. 11, 2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $392,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
10th day of August, 2022.

Notary Public
My commission expires: 1/11/2026
File No. 2022-1151



Tennessee Certification of Electronic Document

I, Christina Leilbert, 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 8/10/2022 (date of document).

Affiant Signature

8/11/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 1/11/2026

NOTARY'S SEAL

KENDRA D. TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Jan. 11, 2026