Karen Johnson Davidson County
Batch# 905600 DEEDWARR
08/19/2022 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220819-0094112

WARRANTY DEED

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File No. BC-22-2937

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of August, 2022

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Stanley Meyer	Legacy Home Loans	
(NAME)	(NAME)	
320 Randy Road	4004 Hillsboro Pike 216B	052-02-0-244.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Nicholas Edward Iorio and Amie Michel Miriello, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam Stanley Meyer, a married man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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 Lot No. 32 on the Plan of Rainbow Terrace, Section III, as shown by Plat of record in Plat Book 2133, Page 20, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Nicholas Edward Iorio and Amie Michel Miriello, husband and wife by Warranty Deed from Christopher Jones, a married man and Ashton Jennings, an unmarried man of record in Instrument No. 20200812-0090048 Register's Office for Davidson County, Tennessee, dated July 30, 2020 and recorded on August 12, 2020.

This is property more commonly known as 320 Randy Road, Madison, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand this 17th day of August, 2022.

Nicholas Edward Iorio

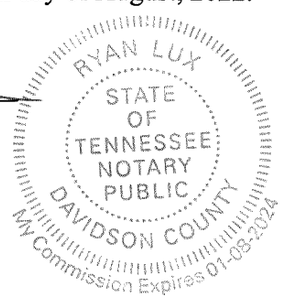
Amie Michel Miriello

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of August, 2022, before me personally appeared Nicholas Edward Iorio and Amie Michel Miriello, 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 17th day of August, 2022.

Notary Signature
My commission expires:



True Copy Certification

I, **Diane March,** 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 this the 17th day of August, 2022.

Affiant Signature
Date 08/17/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17th day of August, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2025

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON