Karen Johnson Davidson County
Batch# 921936 DEEDWARR
09/27/2022 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20220927-0106858

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $515,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of September, 2022.

Notary Public

My commission expires: 3/7/2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John Lycan	New Owner(s)	081-07-2E-002.00-CO
1820B 16th Avenue North		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THOMAS AARON TOCHINI A/K/A AARON TOCHINI AND CAIO TOCHINI, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN LYCAN, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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, on the plan of 1820 16th Avenue North, a Horizontal Property Regime with Private Elements, filed as Exhibit "C" to and established by Declaration of Covenants, Conditions and Restrictions of recorded in Instrument No. 20170825-0087682, in Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Aaron Tochini and Caio Tochini, husband and wife by Special Warranty deed from Ridgemont Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20181210-0120077 Register's Office for Davidson County, Tennessee, dated December 07, 2018 and recorded on December 10, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1820B 16th Avenue North, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of September, 2022.

Caio Tochini

Thomas Aaron Tochini a/k/a Aaron Tochini

STATE OF COLORADO
COUNTY OF DOUGLAS

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Caio Tochini and Thomas Aaron Tochini, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of September, 2022.

Notary Public

My Commission Expires: 9/21/2026

LISA MCEVERS JAMISON
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20184037541
MY COMMISSION EXPIRES SEP 21, 2026

Certificate of Authenticity

I, Kimberly Hollingshead, 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 Sept. 14, 2022

Kimberly Hollingshead, Esq.

Sept. 14, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 14th day of Sept., 2022.

Notary Signature

My Commission Expires_____

