Karen Johnson Davidson County
Batch# 922433 DEEDWARR
09/28/2022 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20220928-0107172

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-4384

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26th day of September, 2022

Notary Public

Commission Expires: 5/9/2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Victor E. Gatto III and Wendy A. Gatto 620 Westview Ave Nashville, TN 37205	New Owner	115-01-0-011.00

WARRANTY DEED

FOR AND IN 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,

Ryan J. Alcock and wife. Tracy L. Alcock

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Victor E. Gatto III and Wendy A. Gatto, husband and wife and Timothy Edward Anderson, Trustee of the Gatto Family Trust dated July 28, 2010

HEREINAFTER CALLED THE GRANTEES, 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. 41 on the Plan of Brook Meade Addition, Section II, of record in Plat Book 2663. page 59, Register's Office for said County.

Said Lot No. 41 fronts 153.0 feet on the westerly margin of Rodney Drive and extends back 257.6 feet on the northerly line and 264.8 feet on the southerly line to a dead line in the rear, measuring 153.0 feet thereon.

Being the same property conveyed to Ryan J. Alcock and wife, Tracy L. Alcock by Warranty deed from Andrew Moore and wife, Diane Moore of record in Instrument No. 20140107-0001625 Register's Office for Davidson County, Tennessee, dated December 31, 2013 and recorded on January 07, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 919 Rodney Drive, Nashville, TN 37205

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 so 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.

Dated this the 26th day of September, 2022.

Ryan J. Alcock

Tracy L. Alcock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of September, 2022, before me personally appeared Ryan J. Alcock and Tracy L. Alcock, 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 26th day of September, 2022.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02-22-2026
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/28/2022 ____ (date of document).

Affiant Signature

09/28/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 28 day of September, 2022.

Notary's Signature

STATE OF TENNESSEE NOTARY PUBLIC
ELIZA WHITFIELD
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025