RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

Karen Johnson
Batch# 931320
10/19/2022 10:11:56 AM
Fees: $13.00 Taxes: $1,572.50
Davidson County
DEEDWARR
2 pgs
20221019-0114003

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF October, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-8-24

(AFFIX SEAL)

File #22-DM-0316-Vibe

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Josh Alfano and James Alfano	OWNER	
(NAME) 316 LINDA LANE	(NAME)	**042 15 0 103.00**
(ADDRESS) MADISON TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANTHONY M. NELSON AND ADEANA MONTBRIAND, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSH ALFANO, AN UNMARRIED MAN AND JAMES ALFANO, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 58 on the Map showing the Revision of Lots 55, 56, 57 and 58 of Blair Heights, Section III, as of record in Book 2330, Page 25, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description.

Being the same property conveyed to Anthony M. Nelson, unmarried, by Warranty Deed from Curtis Flinoie Faulkner and John Timothy Faulkner, of record in Instrument No. 20160216-0014251, in the Register's Office for Davidson County, Tennessee, dated February 11, 2016, and recorded on February 16, 2016.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revision of Lots 55, 56, 57 and 58 of Blair Heights, Section III, as recorded in Plat Book 2330, Page(s) 25.
*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2291, Page 89.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **316 Linda Lane, Nashville, TN 37115**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 17th day of October, 2022.

Anthony M. Nelson
Anthony M. Nelson

Adeana Montbriand
Adeana Montbriand

STATE OF Illinois
COUNTY OF Peoria

On this 17th day of October, 2022, before me personally appeared Anthony M. Nelson, 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 October, 2022.

Teresa M. Slevin
Notary Signature
My commission expires: 09/15/2024

TERESA M SLEVIN
OFFICIAL SEAL
Notary Public - State Of Illinois
My Commission Expires
September 15, 2024

STATE OF Illinois
COUNTY OF Peoria

On this 17th day of October, 2022, before me personally appeared Adeana Montbriand, 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 October, 2022.

Teresa M. Slevin
Notary Signature
My commission expires: 09/15/2024

TERESA M SLEVIN
OFFICIAL SEAL
Notary Public - State Of Illinois
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