**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 945957 DEEDWARR
11/30/2022 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $3,030.30
20221130-0125425

File No. EY-22-3522

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $819.000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

**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 NUMBER |
|---|---|---|
| John W. Stitz & Patricia K. Stitz | New Owners | |
| (NAME) | (NAME) | 105-09-0K-001.00-CO |
| 1011A Acklen Avenue | 3712 Tributary Court | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37203 | Noblesville, IN 46062 | |
| (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, **Giacomo Tormene and Jan Bradley, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John W. Stitz and Patricia K. Stitz, husband and wife,** 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 Unit A on the Plan of Homes of Acklen, a Planned Unit Development, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20121204-0111496, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.**

**Being the same property conveyed to Giacomo Tormene and Jan Bradley, husband and wife by Warranty Deed from Derek E. Miller-Reynolds, and John P. Miller-Reynolds of record in Instrument No. 20180307-0021652 Register's Office for Davidson County, Tennessee, dated March 02, 2018 and recorded on March 07, 2018.**

**This is property more commonly known as 1011A Acklen Avenue, Nashville, TN 37203.**

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 14th day of November, 2022.

Giacomo Tormene

Jan Bradley

STATE OF IOWA
COUNTY OF Linn

On this 14th day of November, 2022, before me personally appeared Giacomo Tormene and Jan Bradley, 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 14th day of November, 2022.

Notary Signature
My commission expires:
MAY 17, 2024

RHONDA J HENSON
Notarial Seal - Iowa
Commission Number 832049
My Commission Expires May 17, 2024

***Please Return to:***

**Magnolia Title & Escrow**
**150 N Royal Oaks Blvd**
**Franklin, TN 37067**

Certificate of Authenticity

I, Elizabeth Yerger, 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 **November 14, 202**.

Affiant Signature

**November 30, 2022**

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

**30th** day of **November**, 20**22**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

