Karen Johnson Davidson County
Batch# 949647 DEEDWARR
12/08/2022 02:26:30 PM 4 pgs
Fees: $23.00 Taxes: $1,831.50
20221208-0128089

**STATE OF TENNESSEE )**
**COUNTY OF Davidson )**
**The actual value or consideration, whichever is greater, for this transfer is $495,000.00.**

**Affiant**

**Sworn to and subscribed before me this 8th day of December, 2022.**

**Notary Public**
**My Commission Expires:** 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT PREPARED BY:**
**MADISON TITLE & ESCROW, LLC**
**1033 Demonbreun Street, Ste. 300, Nashville, TN 37203**
**Telephone (615) 942-8096**

# WARRANTY DEED

| Address of Owners | Address of Property | Send Tax Bills To | Map-Parcel Nos. |
|---|---|---|---|
| Samuel Comfort and Abby Comfort | 712 Skyview Drive | Owner | |
| 712 Skyview Drive | | | **083-07-0-161.00** |
| Nashville, TN 37206 | Nashville, TN 37206 | | |

**FOR AND IN CONSIDERATION** of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Cassidy L. Fazio, a unmarried woman, as to an undivided 50 percent, (the "individual interest"), and Jeffrey R. Fazio and wife, Cynthia L. Fazio, as to an undivided 50 percent interest (the "entirety interest"), the said individual interest and entirety interest, as they relate to each other, being held as Joint Tenants with right of survivorship,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Abby Comfort and Samuel Comfort, wife and husband,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 21 and the Northerly part of Lot No. 20, on the Plan of a part of The Tillman Home Tract, Rolling Acres No. Two, Section One, of record in Plat Book 1424, Page 45, in the Register's Office for Davidson County, Tennessee.**

**Beginning at a point in the Easterly margin of Skyview Drive, the common corner of Lots Nos. 20 and 21; thence Easterly 135.05 feet to a point 7 feet South of the**

**common corner of Lots Nos. 20 and 21; thence Northerly along the rear line of Lots Nos. 20 and 21, 67.16 feet to a concrete monument in the Southerly margin of Urban Place; thence with the margin of Urban Place, Westerly, along a slight curve, 96.84 feet to another concrete monument at the beginning of a curve; thence around said curve, Southwesterly 34.47 feet to another concrete monument in the Easterly margin of Skyview Drive; thence Southerly along said Drive, 64.18 feet to the beginning.**

**Being the same property conveyed to Cassidy L. Fazio, a unmarried woman, as to an undivided 50 percent interest (the "individual interest"), and Jeffrey R. Fazio and wife, Cynthia L. Fazio, as to an undivided 50 percent interest (the "entirety interest"), the said individual interest and entirety interest, as they relate to each other, being held as Joint Tenants with right of survivorship by Warranty Deed from Ruben M. Garces and Monica A. Czulewicz of record in Instrument No. 20170217-0016542 Register's Office for Davidson County, Tennessee, dated February 16, 2017 and recorded on February 17, 2017.**

**TO HAVE AND TO HOLD** said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

**Taxes for the year 2023 and all subsequent years.**
**Subject to all matters shown on the Plan of record in Plat Book 1424, Page 45, Register's Office for Davidson County, Tennessee.**
**Restrictions of record in Book 1627, Page 281, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.**

And Grantors does further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

**WITNESS** my hand this the 8th day of December, 2022.

Cassidy L. Fazio

Jeffrey R. Fazio by Cassidy L. Fazio Attorney-in-Fact
Jeffrey R. Fazio by Cassidy L. Fazio
his attorney in fact

Cynthia L. Fazio by Cassidy L. Fazio Attorney-in-Fact
Cynthia L. Fazio by Cassidy L. Fazio
her attorney in fact

**STATE OF TENNESSEE** )
**COUNTY OF DAVIDSON** )

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Cassidy L. Fazio,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 8th day of December, 2022.

NOTARY PUBLIC
My Commission Expires: 10/26/24

CHRISTINE N MAROON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

**STATE OF TENNESSEE** )
**COUNTY OF DAVIDSON** )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Cassidy L. Fazio,** to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of **Jeffrey R. Fazio,** and acknowledged that he executed the same as the free act and deed of the said **Jeffrey R. Fazio.**

WITNESS my hand and official seal at Nashville, Tennessee, this the 8th day of December, 2022.

NOTARY PUBLIC
My Commission Expires: 10/26/24

CHRISTINE N MAROON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

**STATE OF TENNESSEE** )
**COUNTY OF DAVIDSON** )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Cassidy L. Fazio,** to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of **Cynthia L. Fazio,** and acknowledged that he executed the same as the free act and deed of the said **Cynthia L. Fazio.**

WITNESS my hand and official seal at Nashville, Tennessee, this the 8th day of December, 2022.

NOTARY PUBLIC
My Commission Expires: 10/26/24

CHRISTINE N MAROON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

- **The text of a certification of an electronic document must be in the following form.**

**I,** Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 12-08-2022 **(date of document).**

Kirsten Virden

**Affiant Signature**

**Date:** 12-08-2022

**State of** Tennessee

**County of** Davidson

**Sworn to and subscribed before me this** 8th **day of** Davidson **, 2** 022 **.**

Rachel Marie Collins

**Notary Signature**

**MY COMMISSION EXPIRES:** 3.10.2024

**Notary's Seal (if on paper)**

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM