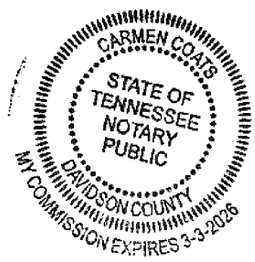
Karen Johnson Davidson County
Batch# 958054 DEEDWARR
01/05/2023 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20230105-0000945

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Amanda Allen
Affiant

Subscribed and sworn to before me, this the 30th day of November, 2022.

Carmen Coats
Notary Public

My commission expires: 3-3-2026

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:
Gregg R. Hedgren and Kathleen H. Hedgren	New Owner(s)	084-01-0-013.00
1426 Rosebank Avenue		
Nashville, TN 37206		

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, **ANTHONY DEMAIO AND CASEY DEMAIO, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GREGG R. HEDGREN AND KATHLEEN H. HEDGREN, HUSBAND AND WIFE**, 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:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Dugger Heights No. Two, being a Revised Plan of Tuck Heights in Book 1424, Page 117 of record in Book 1424, Page 135, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 70 feet on the west side of Rosebank Avenue and runs back between lines, 244.8 feet on the north line and 242.2 feet on the south line, to a dead line in the rear on which it measures 70 feet.

Being the same property conveyed to Anthony Demaio and Casey Goo, Joint Tenants by Warranty Deed from Amanda Dean, as Trustee for The 1426 Rosebank Avenue Trust of record in Instrument No. 20170718-0072159, Register's Office for Davidson County, Tennessee, dated July 13, 2017 and recorded on July 18, 2017. Casey Goo has since married and is now known as Casey Demaio.

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 1426 Rosebank Avenue, Nashville, TN 37206, 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 30th day of November, 2022.

Anthony Demaio

Casey Demaio FKA Casey Goo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Anthony Demaio and Casey Demaio, 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 30th day of November, 2022.

Notary Public

My Commission Expires: 3.3.25



Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 January 5, 2023 (date of document).

Affiant Signature

January 5, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 5th day of January, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023