Karen Johnson Davidson County
Batch# 966336 DEEDWARR
02/02/2023 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20230202-0007588

WARRANTY DEED

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 09/02/2024

File No. DD-22-3678

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of January, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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 NUMBERS
Richard Giunta	New Owner	
(NAME) 197 Edgewood Drive	(NAME)	067-00-0-130.00
(ADDRESS) Oceanside, CA 92054	(ADDRESS)	
(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, **Willy Clinard, a single man, and Christina Clinard, a single woman, Heirs at Law of Delores Fay Clinard, deceased,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard Giunta, single**, 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:

Beginning at a point in the center of Old Hydes Ferry Pike, said point being the southeast corner of Parcel 59 on Tax Map 67 and the southwest corner of herein described tract;
Thence leaving said road N 20 deg. 10' 44" E 63.56 feet to a point; Thence N 21 deg. 03' 54" E 92.51 feet to a point on the right of way of RR; Thence with said railroad with a curve to the left having a delta angle of
10 deg. 17' 01", a radius of 1999.87 feet, a length of 358.94 feet, and a chord of S 62 deg. 11' 16" E 358.46 feet to a point; Thence S 13 deg. 58' 51" W 81.60 feet to a point in the center of the road; Thence with the center of road N 84 deg. 25' 42" W 123.97 feet to a point; Thence N 72 deg. 19' 17" W 86.22 feet to a point; Thence N 67 deg. 03' 16" W 159.61 feet to the point of beginning containing 45,531.73 Sq. Ft. or 1.05 acres.

Being the same property conveyed to Calvin Veach and Walter Bennett, as tenants in common by Warranty Deed from Charles W. Cowell and wife, Jennie F. Cowell of record in Book 9693, page 307, Register's Office for Davidson County, Tennessee, dated May 18, 1995 and recorded on June 07, 1995.

Being the same property conveyed to Delores Fay Clinard by Quitclaim Deed from Calvin Veach and Walter Bennett, as tenants in common of record in Book 10946, page 930, Register's Office for Davidson County, Tennessee, dated May 23, 1998 and recorded on May 27, 1998. The said Delores Fay Clinard having died on or about June 12, 2018. See Affidavit of Heirship which states that the heirs of Delores Fay Clinard are Christina Clinard, as to a 1/2 undivided interest and Willy Clinard, as to a 1/2 undivided interest in subject property, of record in Instrument No. 20220621-0070444, in the Register's Office of Davidson County, Tennessee.

This is property more commonly known as 4940 Old Hydes Ferry Pike, Nashville, TN 37218.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 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 25th day of January, 2023.

Willy Clinard

Christina Clinard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of January, 2023, before me personally appeared Willy Clinard and Christina Clinard, 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 25th day of January, 2023.

Notary Signature
My commission expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Please Return to:

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

Certificate of Authenticity

I, DEBORAH DEVINE, 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 1-25-23.

Date

Affiant Signature

2-1-2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of February, 2023.

Notary's Signature

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10/10/26

My Commission Expires: 10/10/26

Date

Notary's Seal (if on paper)