22-CD-535

Register Return To: 22-CD-535
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 967230 DEEDWARR
02/03/2023 02:27:39 PM 2 pgs
Fees: $13.00 Taxes: $1,942.50
20230203-0008102

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~17TH~~ 2nd DAY OF ~~JANUARY~~ February, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-10-2023

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH22-05345

Address of New Owner:	Send Tax Bills to:	Tax Information:
Leonard R. Luzzi and Patrice A. Luzzi, husband and wife 2572 Devon Valley Drive Nashville, TN 37221	Leonard R. Luzzi and Patrice A. Luzzi 2572 Devon Valley Drive Nashville, TN 37221	142-16-0D-034.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cary G. Nichols, a single man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Leonard R. Luzzi and Patrice A. Luzzi, husband and wife**, hereinafter called the Grantees, their successors 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. 60 on the Plan of Final Plat, Devon Valley, Phase II of record in Plat Book 7900, Page 563, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cary G. Nichols, an unmarried man by Warranty deed from Brett Anthony Hudson and Betsy Holland Hudson, husband and wife of record in Instrument No. 20190916-0093316, Register's Office for Davidson County, Tennessee, dated September 11, 2019 and recorded on September 16, 2019. (Value of consideration shown in aforementioned deed $377,000.00.).

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2572 Devon Valley Drive, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 17th day of January, 2023

Cary G. Nichols

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Cary G. Nichols, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 17th day of January, 2023.

Notary Public

My Commission Expires: Oct. 14. 25

FAITH L. LOWE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON