THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

File Number: 2023-01-418
Parcel ID: 109 04 0A 063.00

Karen Johnson Davidson County
Batch# 988135 DEEDWARR
04/04/2023 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20230404-0024453

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Nicole Sarrecchia Revocable Living Trust dated June 13th , 2018 2556 Janalyn Trace Nashville, TN 37076	New Owner	Map/Parcel 109 04 0A 063.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Frank Anthony Alagna, a married man and Robert Messer Alagna, a married man** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Nicole Sarrecchia, Trustee of Nicole Sarrecchia Revocable Living Trust, dated June 13th, 2018** , ("Grantee") all of our/my right, title and interest in and to that certain real property known as 2556 Janalyn Trace, Nashville, TN 37076 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of First Revision, Cluster Lot Subdivision, Towering Oaks, Phase Two of record in Plat at Instrument No. 20120927-0088095, 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 Frank Anthony Alagna, a married man and Robert Messer Alagna, a married man, by Warranty Deed from Jason B. Gambill and Megan P. Gambill, husband and wife, of record in Instrument No. 20191002-0100697, in the Register's Office of Davidson County, Tennessee, dated September 30, 2019 and recorded on October 02, 2019.

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.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 31st day of March, 2023.

Frank Anthony Alagna

Frank Anthony Alagna

Robert Messer Alagna

Robert Messer Alagna

STATE OF SOUTH CAROLINA
COUNTY OF BERKELEY

On this 31ST day of March, 2023, before me personally appeared Frank Anthony Alagna and Robert Messer Alagna, 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 31ST day of March, 2023.

Notary Signature
My commission expires: 8-12-31

WILLIAM J. O'BRIEN III NOTARY PUBLIC COMM. EXP. 8-12-2031 SOUTH CAROLINA

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 3 day of April, 2023.

Notary Public
My commission expires: 05.21.2025

WHITNEY DUBOIS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Certificate of Authenticity

I, Holly Ray, 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 March 31, 2023.

Date

Holly Ray

Affiant Signature

April 3, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of April, 2023

WD

Notary's Signature

My Commission Expires: 05·21·2025

Date

Notary's Seal (if on paper)

