Karen Johnson Davidson County
Batch# 992964 DEEDWARR
04/17/2023 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,552.51
20230417-0028194

6452

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-5740-WE

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 419,596.00.

John Daniel Powell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF April, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Daniel Powell	Legacy Home Loans dba Steadfast mgt	
504 Bonerwood Drive	1036 Stearman Dr. Ste 6	147-11-0-114.00
Nashville, TN 37211	White House, TN 37188	
(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, **William C. Caruso and wife, Rebekah K. Caruso**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Daniel Powell**, an unmarried man

HEREINAFTER CALLED THE GRANTEES, 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. 34 on the Plan of Section II, Parkview Estates, as of record in Book 3700, Page 87, Register's Office for said County.

Said Lot No. 34 fronts 75 feet on the northerly side of Bonerwood Drive and runs back 199.35 feet on the westerly line and 189.85 feet on the easterly line, to a dead line in the rear, on which it measures 94.17 feet.

Being the same property conveyed to William C. Caruso and wife, Rebekah K. Caruso by Warranty deed from Claudio Bobicchio and wife, Ruby L. Harding Bobicchio of record in Book 7852, page 834, Register's Office for Davidson County, Tennessee, dated May 30, 1989 and recorded on May 31, 1989.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

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 our hands this the 6th day of April, 2023.

William C. Caruso
William C. Caruso

Rebekah K. Caruso
Rebekah K. Caruso

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William C. Caruso,** the bargainor, with whom ~~I am personally acquainted or~~ proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 6 day of APRIL, 2023.

My Commission expires: 9/22/27

David Turner
NOTARY PUBLIC
Buncombe County, NC
My Commission Expires September 22, 2027

Notary Public

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rebekah K. Caruso,** the bargainor, with whom ~~I am personally acquainted or~~ proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 6 day of APRIL, 2023.

My Commission expires: 9/22/27

David Turner
NOTARY PUBLIC
Buncombe County, NC
My Commission Expires September 22, 2027

Notary Public

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 7 day of April, 2023

Ernest D. Bennett III 4-7-2023

Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 7 day of April, 2023.

Commission Expires: _____

Notary Public

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024