Karen Johnson Davidson County
Batch# 1001499 DEEDWARR
05/10/2023 08:36:30 AM 4 pgs
Fees: $23.00 Taxes: $888.00
20230510-0034694

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KAREN ALLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kenneth Albright and Hannah Marshall	Cardinal Financial Company	Parcel ID: 067 00 0 130.00
(NAME)	(NAME)	
4940 Old Hydes Ferry Pike	3701 Arco Corporate dr. Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37128	Charlotte, NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Richard Giunta, a single person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kenneth Albright and Hannah Marshall, husband and wife**, 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:

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.

Note for informational purposes only: prior deed references subject property to contain 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, dated May 18, 1995 and recorded on June 07, 1995 in Book 9693, page 307, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Delores Fay Clinard by Quitclaim Deed from Calvin Veach and Walter Bennett, as tenants in common, dated May 23, 1998 and recorded on May 27, 1998 in Book 10946, page 930, in the Register's Office for Davidson County, Tennessee. 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 for Davidson County, Tennessee.

Further being the same property conveyed to Richard Giunta, single, by Warranty Deed from Willy Clinard, a single man, and Christina Clinard, a single woman, Heirs at Law of Delores Fay Clinard, deceased, dated January 25, 2023 and recorded February 2, 2023 in Instrument No. 20230202-0007588, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4940 Old Hydes Ferry Pike, Nashville, TN 37128

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 08 day of May, 2023

Richard Giunta

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Richard Giunta, a single person, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ day of May, 2023.

Notary Public

My Commission Expires: * See attached

(SEAL)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SAN DIEGO)

On 5.8.2023 before me, C. PRUSIA, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared RICHARD GIUNTA,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

C. PRUSIA
Notary Public - California
San Diego County
Commission # 2326475
My Comm. Expires May 9, 2024

Signature _____ **(Seal)**

Tennessee Certification of Electronic Document

I, Karla Utley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 5.8.2023 (date of document).

Affiant Signature

5.8.2023

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 8TH day of MAY, 2023.

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25