WARRANTY DEED

Karen Johnson Davidson County
Batch# 1033880 DEEDWARR
08/02/2023 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,866.65
20230802-0059788

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $504,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF August, 2023.

Notary Public

MY COMMISSION EXPIRES: 11/1/2026

(AFFIX SEAL)

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gretchen McCrary and Matthew McCrary	New Owner	141150C08300CO
(NAME)	(NAME)	
1108 Silverleaf Terrace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, We, **Joseph Louis Molinaro and wife, Mary Lee Molinaro,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Gretchen McCrary and Matthew McCrary, wife and husband,** 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. 211 on the plan of Phase 7, Rolling River Estates, of record in Book 5800, Page 86, Register's Office for Davidson County, Tennessee.

Said lot. No 211 fronts 116.94 feet on the southerly margin of Silverleaf Terrace and extends back 133.72 feet on the easterly line and 110.81 feet on the southwesterly line to a broken line in the real, measuring 66.0 feet thereon.

Being the same property conveyed to Joseph Louis Molinaro and wife, Mary Lee Molinaro by deed dated October 25, 1989 from James G. Gorman and wife, Diane M. Gorman of record in book 7969, page 710, and Register's office for Davidson County, Tennessee. Joseph Louis Molinaro is one and the same as Joseph L. Molinaro, Jr.

Mary Lee Molinaro is signing by Power of Attorney for Joseph L. Molinar, Jr., of record in Book 202308020059787 Page _____, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1108 Silverleaf Terrace, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 rand 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 hands this 31 day of July, 2023.

Joseph Louis Molinaro by: Mary Lee Molinaro, Attorney-in-Fact

Mary Lee Molinaro

State of Florida
County of Orange

On this 31 day of July, 2023, before me, a Notary Public, in and for said State and County aforesaid, personally appeared before me Mary Lee Molinaro with whom I am personally acquainted (or provided proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Joseph Louis Molinaro as Attorney-In-Fact, as her free act and deed.

WITNESS my hand and official seal this 31 day of July 2023.

Notary Public

My Commission Expires: 7/23/2027

Notary Public State of Florida
Adam Woodhall
My Commission HH 404206
Expires 7/23/2027

State of Florida
County of Orange

On this 31 day of July, 2023, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared before me Mary Lee Molinaro, with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and official seal this 31 day of July, 2023.

Notary Public
My Commission Expires: 7/23/2027

File No.: 23-McCrary

Notary Public State of Florida
Adam Woodhall
My Commission HH 404206
Expires 7/23/2027

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, George Ziadeh, 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 August 2, 2023.

Custodian's Signature — 08/02/2023 date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 02 day of August, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON