NEW OWNER:
MICHAEL GAGLIARDO
1336 RIVERBROOK DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
LEGACY HOME LOANS dba STEADFAST MORTGAGE
1036 STEARMAN DR., STE. 6
WHITE HOUSE, TN 37188

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 23-0851

Map & Parcel
097020A06100CO

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1049639 DEEDWARR
09/13/2023 02:57:30 PM 4 pgs
Fees: $23.00 Taxes: $1,591.00
20230913-0071906

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Thirty Thousand and 00/100 Dollars ($430,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **EARNEST FIELDS, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **MICHAEL GAGLIARDO and JANET RUSSO, husband and wife**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 61, Final Plat, Plan of Villages of Riverwood, Phase One, Section One, Revision One, a Planned Unit Development, of record in Instrument No. 20080723-0075577, as corrected by Surveyor's Certificate of Correction, of record in Instrument No. 20081105-0110185, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to EARNEST FIELDS, a single man, by Warranty Deed from Sherri Anderson, a single woman, dated September 17, 2019, and of record in Instrument No. 20190919-0095147, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **1336 RIVERBROOK DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20080723-0075577, as corrected by Surveyor's Certificate of Correction at Instrument No. 20081105-0110185, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 12th day of September, 2023.

E + Fields

EARNEST FIELDS

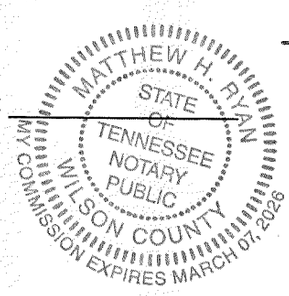
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **EARNEST FIELDS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of September, 2023.

NOTARY PUBLIC

My commission expires: 

****

The actual consideration or value, whichever is greater, for this transfer is **$430,000.00**.

AFFIANT

Sworn to and subscribed to before me this 12th day of September, 2023.

NOTARY PUBLIC

My commission expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

True Copy Certification

I, **Tonya Cherry,** 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 this the 12 day of September, 2023.

Affiant Signature
Date 9-12-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of September, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027