WARRANTY DEED

Karen Johnson Davidson County
Batch# 1051182 DEEDWARR
09/18/2023 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20230918-0073094

JM-RF-23-5043

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 4.22.26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ELIZABETH GROOMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MAURY My Commission Expires April 22, 2026

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ethan Raynaud and Lindsey Raynaud	**NEW OWNER**	
(NAME)	(NAME)	147-10-0-017.00
5043 Suter Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHANE T. TORISCELLI, UNMARRIED AND TODD A. TORISCELLI, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ETHAN RAYNAUD AND LINDSEY RAYNAUD, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 242, on the Plan of Section Five, Caldwell Country Estates, as shown on plat of record in Plat Book 3300, Page 16 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

According to said Plat Lot No. 242 fronts 108 feet on the Northwesterly margin of Suter Drive, and extends back 206.5 feet on the Southwesterly line and 217.74 feet on the Northeasterly line to a dead line in the rear, measuring 104.23 feet thereon.

Being the same property conveyed to Shane T. Toriscelli and Todd A. Toriscelli, Tenants in common by Warranty deed from Franklin L. Reed and Sandra H. Reed, husband and wife of record in Instrument No. 20190812-0079968 Register's Office for Davidson County, Tennessee, dated August 08, 2019 and recorded on August 12, 2019.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record in Plat Book 3300, Page 16, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3279, Page 556, amended in Book 1788, Page 108 and Instrument No. 20031103-0161026, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5043 Suter Dr, Nashville, Tennessee 37211**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 15th DAY OF SEPTEMBER, 2023.

Shane T. Toriscelli

Todd A Toriscelli by Christine Lynn Toriscelli Attorney in Fact

Todd A Toriscelli
by Christine Lynn Toriscelli as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHANE T. TORISCELLI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of September, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTINE LYNN TORISCELLI, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TODD A. TORISCELLI, and who acknowledged he/she/they executed the same as the free act and deed of the said TODD A. TORISCELLI.

Witness my hand and official seal, this the 15th of September, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Elizabeth Grooms, 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 9.15.23.

Affiant Signature

9.15.23
Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 15th day of September, 2023.

Elizabeth Grooms
Notary Signature

Commission Expires: _____

ELIZABETH GROOMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires April 22, 2026