Karen Johnson Davidson County
Batch# 1066942 DEEDWARR
11/01/2023 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20231101-0085272

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$300,000.00**

Nicholas R Malone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF **OCTOBER, 2023.**

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANTHONY Q. CANIGLIA & DANIELLE LYNEA CANIGLIA	New Owner	**162-12-0A-017.00 CO**
(NAME) **213 BRITTANY PARK CIRCLE**	(NAME)	
(ADDRESS) **ANTIOCH, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **WE, NICHOLAS R. MALONE AND HANNAH E. J. MALONE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **ANTHONY Q. CANIGLIA AND DANIELLE LYNEA CANIGLIA, 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:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Resubdivision of Lots 11 thru 30, Brittany Park, Phase 1A, of record in Plat Book 9700, page 263, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Nicholas R. Malone and Hannah E. J. Malone, husband and wife, from John Knoxville, married, by deed dated August 23, 2019 of record in Instrument No. 20190823-0085150, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 9700, page 263, Boundary Plat of record in Book 7900, page 998; Conditions, Stipulations and Agreements as set out in the Deed of record in Book 4981, page 269; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, of record in Book 10016, page 870, Book 10772, page 988, Book 11398, page 4, and Instrument No. 20021025-0130771; Easement granted to Metropolitan Government of Nashville & Davidson County, Tennessee, as set out in the Warranty Deed of record in Book 4202, page 787; Easement as set out in the Judgment and Final Decree of record in Book 7968, page 191; Non Exclusive Easement Agreement of record in Book 8113, page 849, as amended in Book 9938, page 753; Stormwater Detention Agreement of record in Book 9938, page 753, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **213 BRITTANY PARK CIRCLE, ANTIOCH, TN 37013**
(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 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 31 day of October, 2023.

Nicholas R. Malone
NICHOLAS R. MALONE

Hannah E J Malone
HANNAH E. J. MALONE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Nicholas R. Malone and Hannah E. J. Malone,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31 day of October, 2023.

My Commission Expires: **March 3, 2026**

Lee A. Cohen
Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Oct 31, 23 (date of document).

Jennifer L. Pennell

Oct 31, 23

Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 31 day of Oct, 2023.

Notary Signature

My Commission Expires: _____

