Karen Johnson Davidson County
Batch# 1089949 DEEDWARR
01/09/2024 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $4,514.00
20240109-0001845

WARRANTY DEED

SANDRA L. MITSOS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 06-25-2024

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,220,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 01/04/2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-4373

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Dewey E. Hewitt, Jr and Calley L. Hewitt	_____	124-00-0-140.00
2391 Granny Wright Lane		
Nashville, TN 37076		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Kirk Dominic Cianciolo, a single person and Diane C. Kalley, a single person

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dewey E. Hewitt, Jr. and wife, Calley L. Hewitt

HEREINAFTER CALLED THE GRANTEE(S), 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. 1 on the Plan of A Final Plat of the Willard Adams Property of record in Plat at Instrument No. 20170804-0079660, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James A. LaFreniere and Palwasha LaFreniere, husband and wife by Warranty deed from James R. Young and wife, Marian S. Young of record in Instrument No. 20171006-0102817 Register's Office for Davidson County, Tennessee, dated September 29, 2017 and recorded on October 06, 2017. (Value of consideration shown in aforementioned deed $160,000.00.)

Being the same property conveyed to Kirk Dominic Cianciolo, a single person and Diane C. Kalley, a single person, as joint tenants with right of survivorship by Warranty deed from James A. LaFreniere and Palwasha LaFreniere, husband and wife of record in Instrument No. 20230321-0020333 Register's Office for Davidson County, Tennessee, dated March 20, 2023 and recorded on March 21, 2023. (Value of consideration shown in aforementioned deed $1,175,000.00.)

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2391 Granny Wright Lane Nashville, TN 37076

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on January ~~4~~ 3rd KMJ, 2024.

Kirk Dominic Cianciolo 1-3-2024

Diane C. Kalley 1-3-2024

STATE OF ~~TENNESSEE~~ Michigan KMJ

COUNTY OF ~~Davidson~~ Grand Traverse KMJ

Personally appeared before me, a Notary Public of said County and State, Kirk Dominic Cianciolo and Diane C. Kalley, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this January ~~4~~ 3rd KMJ, 2024.

Notary Public

My Commission Expires: 4/10/29

Kathleen M Johnson
Notary Public - State of Michigan
County of Grand Traverse
My Commission Expires April 10, 2029
Acting in the County of Grand Traverse

File #: 2023-4373

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TRUE COPY CERTIFICATION

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

I, Christi Johnston *(custodian's name)*, 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 1/3/2024 *(date of document)*.

Custodian's Signature

11/4/2024
date

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 4th **day of** January, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024