Karen Johnson Davidson County
Batch# 1118397 DEEDWARR
04/03/2024 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $4,403.00
20240403-0023621

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $1,190,000.00

Affiant

Subscribed and sworn to before me, this 2 day of April, 2024.

Notary Public
My Commission Expires: 9.21.26

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Michael DeAngelis and Emily Evans 4412 Farriswood Drive Nashville, TN 37204	New Owner	Tax Parcel ID No. 131-08-0N-001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM S. ROYSTON AND ALISON C. ROYSTON, HUSBAND AND WIFE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MICHAEL DEANGELIS AND EMILY EVANS,** Husband + Wife, (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A of Farriswood Cottages, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Farriswood Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20130313-0024773, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted in Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to William S. Royston and Alison C. Royston, husband and wife by Warranty Deed from Albert Attia and Maggie Attia, husband and wife of record in Instrument No. 20200415-0039310 Register's Office for Davidson County, Tennessee, dated April 13, 2020 and recorded on April 15, 2020.

This is improved property commonly known as: **4412 Farriswood Drive Nashville, TN 37204**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28 day of March, 2024.

WSR

WILLIAM S. ROYSTON

Alison Royston

ALISON C. ROYSTON

STATE OF Missouri)
)
COUNTY OF St Louis)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM S. ROYSTON AND ALISON C. ROYSTON**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28 day of March, 2024.

RALPH S PETERSON
Notary Public - Notary Seal
St Charles County - State of Missouri
Commission Number 18250996
My Commission Expires Oct 4, 2026

Notary Public
My Commission Expires: 10-04-2026

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 3-28-24.

Affiant Signature

4-3-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY