WARRANTY DEED

Karen Johnson Davidson County
Batch# 1119633 DEEDWARR
04/05/2024 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,787.10
20240405-0024273

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $483,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Braden Payne	New Owner	Parcel ID: 147-15-0-029.00
(NAME)	(NAME)	
565 Highcrest Dr.	Property	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ronald DiCianni and Carma DiCianni a married couple**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Braden Payne, an unmarried man**, 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 all of Lot No. 53 on the Plan of Whispering Hills, Section I, as of record in Plat Book 2331, Page 82-84, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Ronald DiCianni, unmarried from Lori A. Bland, unmarried, and Jacob J. Studer, unmarried by Warranty Deed dated October 26, 2009 and recorded on November 4, 2009 in Instrument No. 20091104-0101887, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ronald DiCianni and Carma DiCianni, a married couple, as joint tenants from Ronald DiCianni, a married individual by Quitclaim Deed dated October 21, 2020 and recorded on December 16, 2020 in Instrument No. 20201216-0148507, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 565 Highcrest Dr., Nashville, TN 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 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 27th day of March, 2024.

Ronald DiCianni

Carma DiCianni

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Ronald DiCianni and Carma DiCianni a married couple, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

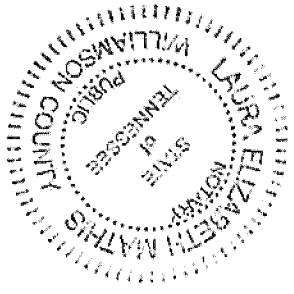
Witness my hand and official seal, this the 27th day of March, 2024.

Laura Elizabeth Mathis

Notary Public

My Commission Expires: 3-28-26

(SEAL)



Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **March 27, 2024**.

Date

Allisyn G. Pinkston

Affiant Signature

March 27, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **27** day of **March**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

