Karen Johnson Davidson County
Batch# 1124927 DEEDWARR
04/19/2024 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20240419-0028208

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9TH day of April, 2024

(Affix Seal) Notary Public

My Commission Expires: 11.2.2026

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

2024-03-1591

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Gianna Minichiello, Michael Minichiello, and Dorothy Minichiello 3600 Hillsboro Pike D16 Nashville, TN 37215	OWNER	Map/Parcel 117 11 0B 064.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **W. Scott Richardson, married**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Gianna Minichiello, unmarried to 50% interest and Michael Minichiello and Dorothy Minichiello, husband and wife, to the remaining 50% interest, as joint tenants with rights of survivorship**, hereinafter called the GRANTEE, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. D-16, Parcel 64, in a Horizontal Property Regime, which is located on the Plat of Revised the Villager East Condominium Apartments, of record in Book 5200, Page 178, as revised in Plat Book 5200, Page 235, Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to W. Scott Richardson, by Quitclaim Deed from W. Scott Richardson, Executor of the Estate of Richard B. Richardson, of record in Instrument No. 20220829-0097167, in the Register's Office of Davidson County, Tennessee, dated August 18, 2022 and recorded on August 29, 2022.

Being the same property conveyed to Richard B. Richardson, unmarried, by Warranty Deed from Shiu Bun Leung, unmarried, of record in Book 10170, Page 727, in the Register's Office of Davidson County, Tennessee, dated August 23, 1996 and recorded on August 28, 1996. The said Richard B. Richardson died on January 02, 2022 testate, devising subject property to William Scott Richardson, W. Scott Richardson and Olivia Rene Duncan. See Probate Case 22PR-12113, Williamson County in the Chancery Court.

The subject property was never the principal residence of the Grantor or his spouse.

This conveyance is subject to the following: Davidson County property taxes for the year 2024 and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 3600 Hillsboro Pike, D16, Nashville, TN 37215.

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 the GRANTOR, does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds himself, his heirs and assigns, 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.

Effective the 9th day April, 2024.

W. Scott Richardson

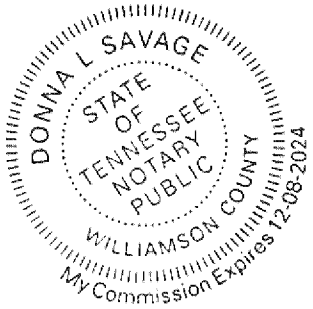
W Scott Richardson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of April, 2024, before me personally appeared W Scott Richardson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of April, 2024.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Margaret Philpott 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 4/12/2024 (date of document).

Affiant Signature

4/12/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

