PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch # 1125569 DEEDWARR
04/22/2024 02:11:16 PM 2 pgs
Fees: $13.00 Taxes: $19,240.00
20240422-0028749

Ivey Title, LLC Ref: (DL) Title No.: 63607
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Victor E. Giovanetti Katherine E. Giovanetti 956 Tyne Boulevard Nashville, TN 37220	NEW OWNER

TAX MAP PARCEL NUMBERS: 14601000100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$5,200,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Christopher Taylor and wife, Elizabeth H. Taylor**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Victor E. Giovanetti and Katherine E. Giovanetti, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot No. 1 Bridle Path Estates, Second Addition, of record in Inst. No. 20030715-0098680, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to john Christopher Taylor and wife, Elizabeth H. Taylor, by Warranty Deed from Ronald A. Swang and Susan Swang and Ronald A. Swang, Trustee under the Will of Doris C. Swang, dated September 30, 2014 and recorded on October 1, 2014, of record in Inst. No. 20141001-0090455, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record in Inst. No. 20030715-0098680, said Register's Office, which Plan shows setback lines and easements, to which Plan reference is made for a more complete description; Restrictions of record in Book 1553, page 571, said Register's Office.

This is improved property, known as 956 Tyne Boulevard, Nashville, TN 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of April, 2024.

John Christopher Taylor

John Christopher Taylor

Elizabeth H. Taylor

Elizabeth H. Taylor

State of Tennessee

County of Davidson

On this 19th day of April, 2024, before me the undersigned authority, personally appeared John Christopher Taylor and Elizabeth H. Taylor, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $5,200,000.00.

Margaret A Saylor

Affiant

Sworn and subscribed before me this 19th day of April, 2024.

My Commission Expires:

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Notary