Karen Johnson Davidson County
Batch# 1132377 DEEDWARR
05/08/2024 11:12:30 AM 4 pgs
Fees: $23.00 Taxes: $1,530.32
20240508-0033898

(1)

WARRANTY DEED ***This instrument prepared by***: Christopher J. Thornton, P.C. 1061 Cresthaven Road Memphis, TN 38119 901-758-2580 Cartus File #3514719 ***Return to:*** Steltemeier & Westbrook, PLLC 2230 Second Avenue, South Franklin, TN 37064	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value for this transfer, whichever is greater, is $413,600.00. X _____ Affiant Subscribed and sworn to me, this 2nd day of May, 2024. _____ Notary Public – Larry N. Westbrook My commission expires: 3/26/2025 LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN
Property Address: 2740 Thornton Grove Blvd. Nashville, TN 37207	**Parcel ID**: 050-02-0E-131.00 CO
Property Owners: Jon Giuliani and Lauren Giuliani 2740 Thornton Grove Blvd. Nashville, TN 37207	**Mail tax bills to:** Veterans United Home Loans 1400 Forum Blvd., Suite 18 Columbia, MO 65203

THIS INDENTURE is made effective the 2nd day of May, 2024, by **Alexis Porter, an unmarried woman,** First Party, for the purpose of conveying the premises described herein to **Jon Giuliani and Lauren Giuliani, husband and wife**, Second Party. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

W I T N E S S E T H:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Party, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Party 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. 131 on the Plan of Final Plat, Thornton Grove PUD, Phase 2A, of record at Instrument No. 20210908-0120324, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Alexis Porter, an unmarried woman, by Special Warranty Deed dated July 29, 2022 from NVR, Inc., a Virginia corporation t/a Ryan Homes, recorded at Instrument No. 20220802-0087857, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded at Instrument No. 20210908-0120324; 8. Restrictions, covenants, condition, reservations and easements for Thornton Grove and Thornton Grove Townhomes (deleting therefrom restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), recorded at Instrument No. 20200608-0058652; as supplemented at Instrument No. 20201209-0143747; Instrument No. 20210924-0128409; Instrument No. 20220421-0046291; Instrument No. 20220426-0048068; Instrument No. 20221209-0128324 and Instrument No. 20240220-0011223; and as amended at Instrument No. 20230703-0050616; Declarations of Restrictions and Covenants for Stormwater Facilities and Systems recorded at Instrument No. 20190812-0080087; Instrument No. 20200917-0106622; Instrument No. 20210212-0020228; Instrument No. 20210429-0057632 and Instrument No. 20230717-0054790; Access, Ingress/Egress and Drainage Easements granted to the State of Tennessee under eminent domain, recorded in Book 5992, Page 654; 150-ft wide TVA Easement recorded in 3068, Page 480; 50-ft wide Roadway Easement granted in Deed Book 1847, Page 522 and as further described in Book 6199, Page 554; Mutual Grant and Declaration of Easements recorded in Book 6199, Page 559; 9; Agreements for Dedication of Easements for Sanitary Sewers and/or Storm Drainage Water Mains recorded at Instrument No. 20150908-0091176 and Instrument No. 20190906-0090115; Charter of Thornton Grove Homeowners Association, Inc. recorded at Instrument No. 20190723-0072220; Any water or well rights, or rights or title to water or claims thereof, in, on or under the land; Unpatented mining claims, reservations or exceptions in patents or in the Acts authorizing the issuance of said patents; all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20 24 , which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF*, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Alexis Porter

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Alexis Porter**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 13 day of April, 2024.

NOTARY PUBLIC

My Commission Expires: 10-20-2027

ADRIANA ROSE ROSENBAUM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/20/2027
DICKSON COUNTY

Tennessee Certification of Electronic Document

I, Larry N. Westbrook, 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 May 2, 2024.

Signature – Larry N. Westbrook

Date: May 8, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 8th day of May, 2024.

Notary Public

My Commission Expires: 9/6/2027

ANNE M PEWITT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY