Karen Johnson Davidson County
Batch# 1135557 DEEDWARR
05/16/2024 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20240516-0036180

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 6/25/25
(AFFIX SEAL)

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

BS-P-24-907B

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas Ariano and Delaney Y. Ariano	Union Home Mtg	
(NAME)	(NAME)	
907 B 32nd Ave N	8241 Dow Circle West	092-05-0-344.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Strongsville OH 44136	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRIAN WATKINS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS ARIANO AND DELANEY Y. ARIANO,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 10 of Block 29 on the Map of Fisk University Subdivision of record in Plat Book 421, Page 4 and 5, in the Register's Office for Davidson County, Tennessee.

Said Lots adjoin and front together 50 feet on the westerly side of 32nd Avenue North, formerly India Street, and run back between parallel lines 150 feet to an alley.

Being a portion of the same property conveyed to Brian Watkins, unmarried by Warranty Deed from Brenda Louise Fuqua, unmarried of record in Instrument No. 20140819-0075183 Register's Office for Davidson County, Tennessee, dated August 15, 2014 and recorded on August 19, 2014.

Being a portion of the same property conveyed to Brian Watkins by Quitclaim Deed from Brian Watkins of record in Instrument No. 20141124-0108305 Register's Office for Davidson County, Tennessee, dated November 24, 2014 and recorded on November 24, 2014.

Being the same property conveyed to Henry A. Watkins, Jr, and Brian Watkins, as tenants in common with rights of survivorship by Quitclaim Deed from Brian Watkins, unmarried of record in Instrument No. 20190621-0060323 Register's Office for Davidson County, Tennessee, dated June 18, 2019 and recorded on June 21, 2019.

Being the same property conveyed to Brian Watkins, unmarried by Quitclaim Deed from Henry A. Watkins Jr of record in Instrument No. 20220707-0078599 Register's Office for Davidson County, Tennessee, dated June 28, 2022 and recorded on July 07, 2022.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page (s) 4 and 5, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 907 B 32nd Ave N, Nashville, Tennessee 37209.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 14 DAY OF MAY, 2024.

Brian Watkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN WATKINS, the within named bargainor, 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 official seal, this the 14th of May, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Emma Howard, 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 5/14/24 (date of document).

Emma Howard
Affiant Signature

5/14/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 14 day of May, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL