WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1149931 DEEDWARR
06/24/2024 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,171.90
20240624-0047037

File #24-TC-0625-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $587,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF June, 2024.

Notary Public
MY COMMISSION EXPIRES:

CLOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Owen Kieley	**Legends Bank**	
(NAME)	(NAME)	
311 22nd Avenue North	**310 North First Street**	**042 13 0 019.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Clarksville, TN 37040**	
(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,

RUSSEL TRISCARI AND CARA TRISCARI, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

DAVID OWEN KIELEY, AN UNMARRIED MAN,

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. 19 on the Plan of HEDGEWOOD HILLS, SECTION ONE, as of record in Plat Book 2900, Page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Russel & Cara Triscari, Husband and Wife, by Warranty Deed from Donald L. Harvey and Wife Shirley D. Harvey, of record in Instrument No. 20230707-0051924, in the Register's Office of Davidson County, Tennessee, dated July 03, 2023, and recorded on July 07, 2023.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HEDGEWOOD HILLS, SECTION ONE, as recorded in Plat Book 2900, Page(s) 135.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3180, Page 51.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **625 Vanoke Drive, Madison, TN 37115**.

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 18th day of June, 2024.

Russel Triscari

Cara Triscari

STATE OF California
COUNTY OF Orange

On this 18th day of June, 2024, before me personally appeared Russel Triscari, to me known, (or proved to me on the basis of satisfactory evidence) 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 18th day of June, 2024.

Notary Signature Renee Fay Lavacot, Notary Public
My commission expires: March 04, 2026
See attached acknowledgment

RENEE FAY LAVACOT
COMM. # 2395733
ORANGE COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
MARCH 04, 2026

STATE OF California
COUNTY OF Orange

On this 18th day of June, 2024, before me personally appeared Cara Triscari, to me known, (or proved to me on the basis of satisfactory evidence) 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 18th day of June, 2024.

Notary Signature Renee Fay Lavacot, Notary Public
My commission expires: March 04, 2026
See attached acknowledgment

RENEE FAY LAVACOT
COMM. # 2395733
ORANGE COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
MARCH 04, 2026

True Copy Certification

I, **Tonya Cherry,** 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 this the 18 day of June, 2024.

Affiant Signature
Date 6-18-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18 day of June, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

