Karen Johnson Davidson County
Batch# 1160584 DEEDWARR
07/22/2024 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20240722-0054854

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2024

Notary Public

MY COMMISSION EXPIRES: 1/28/26

(AFFIX SEAL)

MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

File No. DH-24-7054

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Grassi and Stephanie Pollaro	New American Funding LLC	
(NAME)	(NAME)	
211 Hart Lane	14511 Myford Rd. Ste 100	060 12 0067.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Tustin CA 92780	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Justin Cutler, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Grassi, a single man, and Stephanie Pollaro, a single woman, as tenants in common with no right of survivorship**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, in the 12th Civil District, described according to a survey made by M.H. Ragan, August 19, 1957, as follows: Beginning at an iron pin in the northerly margin of Hart Street or Lane, said point being 2102.6 feet, more or less, easterly from the center line of Dickerson Pike; thence north 4 degrees 55 minutes east 197.0 feet to an iron pin; thence south 84 degrees 35 minutes east 50 feet to an iron pill; thence south 4 degrees 55 minutes west 197.0 feet to an iron pin in the northerly margin of Hart Street or Lane; thence with the margin of same, north 84 degrees 34 minutes west 50 feet to the point of beginning, containing .23 acres, more or less.

INCLUDED in the above description, but expressly EXCLUDED therefrom, is the following described tract conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Clyde C. Darden and wife, Patricia Darden, of record in Book 5604, page 654, Register's Office for said County:

Permanent right-of-way: Land in Davidson County, Tennessee, in the 12th Civil District, described as follows:

Beginning at a point on the northerly right-of-way of Hart Lane, said point being on the common property line between Parcel 66 and Parcel 67 as shown on Sheet 60-12 of the Metropolitan Nashville and Davidson County Property Maps; thence along said common property line North 4 deg 55 min East 20.95 feet to a point on the proposed northerly right-of-way of Hart Lane; thence along said proposed right-of-way South 85 deg 20 min East 5.92 feet to the beginning of a curve to the right having a radius of 2894.70 feet; thence along said curve 44.08 feet to a point on the common property line between Parcel 67 and Parcel 68; thence along said common property line South 4 deg 55 min West 21.27 feet to a point on the existing northerly right-of-way of Hart Lane; thence North 84 deg 35 min West 50 feet to the point of beginning and containing 1,058

square feet.

Being the same property conveyed to Justin Cutler by Special Warranty Deed from Federal Home Loan Mortgage Corporation dated November 30, 2012 and recorded December 5, 2012 in Instrument No. 20121205-0111730, Register's Office of Davidson County, Tennessee.

This is property more commonly known as 211 Hart Lane, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 we do covenant with the said GRANTEES 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 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.

Witness my/our hand this 19th day of July, 2024.

Justin Cutler by Joshua L. Hunter, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Joshua L. Hunter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Attorney in Fact for Justin Cutler, and that this instrument was executed on behalf of the said Justin Cutler for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202407220054853, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 19th day of July, 2024.

Notary Signature
My commission expires:

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 7-19-24 (date of document).

Affiant Signature

7-21-24
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 21st day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY