Karen Johnson Davidson County
Batch # 1164633 DEEDWARR
07/31/2024 02:18:29 PM 2 pgs
Fees: $13.00 Taxes: $1,531.80
20240731-0058084

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: KL-P-24-536

| | |
|---|---|
| JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY<br>(Notary Stamp) | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>The actual consideration or value, whichever is greater, for this transfer is $414,000.00.<br>KBRosado<br>Affiant<br>Subscribed and sworn to before me, this 30th day of July, 2024.<br>Notary Public<br>My commission expires: 03/16/2026 |

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| Gregory Bruick and Krystal Rosado | Steadfast Mortgage | 150-02-0-523.00 |
| 536 Moss Landing Dr | 2 Cadillac Drive | |
| Antioch, TN 37013 | Brentwood TN 37027 | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Kathryn M. DiGrappa, married and**
**Jean M. DiGrappa and Michael DiGrappa, husband and wife**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Krystal Rosado, an unmarried woman and Gregory Bruick, an unmarried man,**
**as tenants in common with rights of survivorship**

(hereinafter called the "Grantee"), his 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. 4 on the Plan of Subdivision Plat, Lot 4, Percy Priest Meadows, Section Two of record in Plat at Instrument No. 20151221-0128235, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kathryn M. DiGrappa and Jean M. DiGrappa and Michael J. DiGrappa, as joint tenants with rights of survivorship by Warranty Deed from Moss Springs LLC, a Tennessee limited liability of record in Instrument No. 20160902-0092478 Register's Office for Davidson County, Tennessee, dated September 01, 2016 and recorded on September 02, 2016. Jeffery Salter, spouse of Kathryn M. Digrappa, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in the subject property.

This is improved property known as **536 Moss Landing Dr, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themself, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30th day of July, 2024.

Kathryn M. DiGrappa

Jean M. DiGrappa

Michael DiGrappa

Jeffery Salter

**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, Kathryn M. DiGrappa, Jean M. DiGrappa, Michael DiGrappa and Jeffery Salter, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30th day of July, 2024.

Notary Public
My Commission Expires: _____




Lenders Title Company File No. 24-001956-525