Karen Johnson Davidson County
Batch# 1188528 DEEDWARR
10/02/2024 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $2,608.50
20241002-0076227

WARRANTY DEED

File No.: 2024-0400

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $705,000.00.

Affiant

Subscribed and sworn to before me on September 30, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER(S):	SEND TAX BILL(S) TO:	MAP - PARCEL NO.:
Benjamin Porter and Claire Porter 1329 Wexford Downs Lane Nashville, TN 37211	Legacy Home Loans, LLC DBA Steadfast Mortgage 408 Highway 76 White House, TN 37188	172-14-0B-231.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SAMUEL GIAMPAPA AND BARBARA GIAMPAPA, HUSBAND AND WIFE**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **BENJAMIN PORTER AND CLAIRE PORTER, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 160, as shown on the map entitled Subdivision Plat of Winfield Park, A Cluster Lot Development, Phase 2, Section 2, of record as Instrument No. 20030422-0052787, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SAMUEL GIAMPAPA AND BARBARA GIAMPAPA, HUSBAND AND WIFE, by Warranty Deed from OP SPE TPA1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record in Instrument No. 20220527-0061818, dated April 14, 2022, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, with the exception of rollback taxes, which are the responsibility of the Grantors.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 1329 Wexford Downs Lane, Nashville, TN 37211.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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 our hands on September 30, 2024.

Grantor:

Samuel Giampapa

Barbara Giampapa

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Samuel Giampapa and Barbara Giampapa, the within named bargainor, 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.

Witness my hand, at office, this 30th day of September, 2024.

Notary Public

My Commission Expires

My Commission expires: January 17, 2027



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 30 day of September, 2024.

Affiant Signature
Date 9/30/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of September, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

