THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240948812**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $310,000.00. Megan Parker Affiant Subscribed and sworn to before me, this 8th day of October, 2024. Notary Public My Commission Expires: _____

KAZ ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-07-2025

Karen Johnson Davidson County
Batch# 1191402 DEEDWARR
10/09/2024 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20241009-0078534

WARRANTY DEED

Address New Owner: Cale S. Green and Anna Theresa Sgarlato 285 Becklea Drive Madison TN 37115	Send Tax Bills To: CrossCountry Mortgage, LLC 2160 Superior Avenue Cleveland, OH 44114	Tax Information: Tax Parcel ID No. 043 06 0 256.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard Rader and Chiara Sulprizio, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cale S. Green, a single man, and Anna Theresa Sgarlato, a single woman, as joint tenants with rights of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land located in Davidson County, Tennessee, being all of Lot No. 229, on the plan of SECTION SIX, MADISON PARK, as of record in Plat Book 4300, Page 58, Register's Office for Davidson County, Tennessee, to which plan is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard Rader and Chiara Sulprizio, husband and wife, by Warranty Deed from Lori J. Reed, unmarried, of record in Instrument No. 20210503-0059027, in the Register's Office of Davidson County, Tennessee, dated April 28, 2021 and recorded on May 03, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION SIX, MADISON PARK, as recorded in Plat Book 4300, Page(s) 58.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4431, Page 591.

This is improved property located at 285 Becklea Drive Madison TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of October, 2024.

Richard Rader

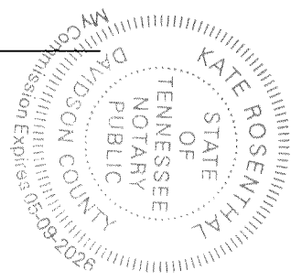
Chiara Sulprizio

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard Rader and Chiara Sulprizio, 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 8th day of October, 2024.

Notary Public
My Commission Expires: _____



True Copy Certification

I, **Pam Autry,** 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 8 day of October, 2024.

Affiant Signature

Date 10/8/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8 day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028