Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1198882 DEEDWARR
10/30/2024 03:36:30 PM 2 pgs
Fees: $13.00 Taxes: $1,924.00
20241030-0083791

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ian Savino, a married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **George Anglin and Laurie Vanderpool Anglin, Husband and Wife**, hereinafter called the **Grantee**, Grantee's 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. 3 on the Plan of Elysian Park, Resubdivision of Lot 15, of record in Plat Instrument No. 20130418-0038473, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Ian Savino by Warranty deed from Geoffrey Mitchell Musick and Margaret Elizabeth Musick, husband and wife of record in Instrument No. 20181012-0101359, Register's Office for Davidson County, Tennessee, dated August 30, 2018 and recorded on October 12, 2018. Ian Savino is now married to Paige Savino who joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 448 Welshwood Drive, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
George Anglin Laurie Vanderpool Anglin 448 Welshwood Drive Nashville, TN 37211	Legacy Home Loans, LLC DBA Steadfast Mortgage. 408 Highway 76 White House, TN 37188	133-14-0-100.00

WITNESS THE EXECUTION HEREOF this 28th day of October, 2024.

Ian Savino **Paige Savino**

State of Virginia
County of Richmond City

On this 28th day of October, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ian Savino and Paige Savino, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9.30.2027

Noewie Bemah
Commonwealth of Virginia
Notary Public
Commission No. 7830796
My Commission Expires 9/30/2027

State of Tennessee
County of Williamson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 520,000.00.**

Affiant

Sworn and subscribed before me on this the 29th day of October, 2024.

Notary Public

My Commission Expires: 7-26-25

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I Lisa Allard, 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 October 29, 2024.

October 29, 2024
Lisa Allard, Affiant

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this October 29, 2024.

MY COMMISSION EXPIRES: 02-13-2028
Jim R. Vanderpool, Notary

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY