Karen Johnson Davidson County
Batch# 1215796 DEEDWARR
12/12/2024 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20241212-0096662

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/5/2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
JoAnn Renae Travis	New owner Renasant Bank	Parcel ID: 136 15 0A 043.00
(NAME) 3405 Old Anderson Rd	(NAME)	
(ADDRESS) Antioch, TN 37013-1027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ryan M. Tiano, as Co-Trustee Tiano Revocable Family Trust Agreement dated April 20, 2005, amended by Amendment dated November 6, 2024**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JoAnn Renae Travis,** _____, hereinafter called the Grantees, 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, Being Lot No. 43 on the Plan of Watercrest Townhomes, Phase 1, of record in Book 8250, page 888, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Larry S. Tiano and wife, Constance M. Tiano from Pulte Homes Tennessee Limited Partnership by Warranty Deed dated September 17, 1999 and recorded on September 21, 1999 in Book 11669, Page 865, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Larry S. Tiano & Constance M. Tiano, Trustees, UDT Tiano Family Trust dated 04-20-2005 Revocable Living Trust from Larry S. Tiano & Constance M. Tiano, husband and wife by Quit Claim Deed dated September 20, 2005 and recorded on February 7, 2007 in Instrument No. 20070207-0016103, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3405 Old Anderson Rd, #308, Antioch, TN 37013

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 our hands this 6th day of December, 2024

The Tiano Revocable Family Trust Agreement
dated April 20, 2005, amended by Amendment
dated November 6, 2024

BY: Ryan M. Tiano, Co-Trustee
Ryan M. Tiano, Co-Trustee

STATE OF ~~TENNESSEE~~ Texas

COUNTY OF Collin

On 12/06/2024,

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared by audio-visual communication, Ryan M. Tiano with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Co-Trustee of the Tiano Revocable Family Trust Agreement dated April 20, 2005, and amended by Amendment dated November 6, 2024,the within named bargainor, and that they as such Co-Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of December, 2024.

Talia J. Brown
Notary Public

My Commission Expires: 09/22/2028

(SEAL)

Talia J Brown
ID NUMBER
13269078-3
COMMISSION EXPIRES
September 22, 2028

Electronically signed and notarized online using the Proof platform.

Certificate of Authenticity

I, Holly A. Mason, 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 December 6, 2024.

Affiant Signature

12/11/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 day of December, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026