THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 241149308

Karen Johnson Davidson County
Batch # 1215984 DEEDWARR
12/13/2024 10 24 29 AM 2 pgs
Fees $13 00 Taxes $3,145 00

20241213-0096913

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $850,000 00.

Affiant

Subscribed and sworn to before me, this 12th day of December, 2024.

Notary Public
My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lauren Correa Siemer and Christopher Phillip Siemer 717 Starlit Road Nashville, TN 37205	New Owner	Tax Parcel ID No. 102 11 0 033.00

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, **Denise D. Germino, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lauren Correa Siemer and Christopher Phillip Siemer, Wife and Husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 372 on the Plan of BROOK MEADE, SECTION X, as of record in Plat Book 2331, Page 135, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Denise D. Germino, married, by Warranty Deed from Minerva Ann Williams, unmarried, of record in Book 10193, Page 879, in the Register's Office of Davidson County, Tennessee, dated September 12, 1996, and recorded on September 17, 1996.

Mark Raymond Germino, spouse of Denise D. Germino, having since died on July 3rd, 2024 in Davidson County, Tennessee.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOK MEADE, SECTION X, as recorded in Plat Book 2331, Page(s) 135.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2545, Page 594.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5154, Page 980.

This is improved property located at 736 Adkisson Lane Nashville TN 37205

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 12th day of December, 2024

Denise D. Germino

Denise D. Germino

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Denise D. Germino, 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 12th day of December, 2024

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026