WARRANTY DEED

Karen Johnson Davidson County
Batch# 1248297 DEEDWARR
03/20/2025 07:09:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20250320-0020084

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$550,000.00.**

James A. Garizio
Affiant

Subscribed and sworn to before me, this the 17th day of March, 2025.

Notary Public

My commission expires: 5-9-26
(AFFIX SEAL)

MICHAEL FERRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James Austin Garizio & Lydia Sharron Garizio	First Horizon Bank	**Map 023-00-0-077.00**
5287 Lickton Pike	1279 Cantrell Rd	
Goodlettsville, TN 37072	Little Rock AR 72223	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jason Brasel and Carolyn Brasel, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Austin Garizio and Lydia Sharron Garizio, husband and wife

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 the 10th, formerly the 22nd, Civil District of Davidson County, located about 10 miles north of the city of Nashville, on the waters of Whites Creek, being part of Lot No. 5 on the Plan of Partition of the Lands of John Cummings, deceased, described according to a survey made by T. R. Sanford, surveyor, July 28, 1956, as follows:

Beginning in the center of Lickton Pike in the original northerly line of the 64-acre tract known as Lot No. 5 on the Plan of the Partition of the John Cummings Lands, being the northerly line of the property conveyed to Fred True and wife, by deed from J. B. True, of record in Book 1338, Page 388, Register's Office for said County; thence along his northerly line and with an old fence and tree line 84 degrees 59' East 381.9 feet to an iron pin in the center of Whites Creek, being the Northeast corner of said Lot No. 5, thence with the center of said creek South 5 degrees 12' West 237.9 feet to an iron pin; thence North 81 degrees 20' West 394.7 feet to a

spike in the center of said Lickton Pike; thence with the center of same North 8 degrees 30' East 213 feet to the beginning.

Being the same property conveyed to Jason Brasel and Carolyn Brasel, husband and wife by Deed from Jeffery Scott Thomas, a married man, of record in Instrument No. 20171027-0110278, Register's Office for Davidson County, Tennessee.

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

1) **Right-of-way easement to Lickton Pike.**

2) **Easement for Water Line as stated in the Deed Book 1338, page 388, Register's Office for Davidson County, Tennessee.**

3) **Easement for the flow of Whites Creek.**

4) **Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years property taxes not yet due and payable.**

This is improved property, known as 5287 Lickton Pike, Goodlettsville, TN 37072.

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 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 my/our hand(s) this 17th day of March, 2025.

Jason Brasel

Carolyn Brasel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jason Brasel and Carolyn Brasel,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **17th** day of **March, 2025.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 03/17/2025.

Affiant Signature

03/17/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 03/17/2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

