

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,500.00

Affiant

Subscribed and sworn to before me, this 5TH DAY OF MAY, 2025.

Tina Shinn
Notary Public

MY COMMISSION EXPIRES: 9/15/27
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1271622 DEEDWARR
05/12/2025 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,285.75
20250512-0036838

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jorge Barron, unmarried man	New Owner (NAME)	
1112 Clifton #21 (ADDRESS)	(ADDRESS)	118-09-0D-021.00-CO
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we David Joseph Giansante and Nancy Danielle Giansante, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jorge Barron, unmarried man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 21, Glendale Condominium, as Established under Master Deed of record in Instrument 20080104-0001233, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more Particular description of said Unit.

Being the same property conveyed to David Joseph Giansante and Nancy Danielle Giansante, husband and wife by Warranty Deed from Guido Parri and Maria Parri, husband and wife of record in Instrument No. 20210312-0033367 Register's Office for Davidson County, Tennessee, dated March 01, 2021 and recorded on March 12, 2021.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1112 Clifton #21, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 5th day of May, 2025.

WARRANTY DEED
(Continued)

David Joseph Giansante

Nancy Danielle Giansante

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Joseph Giansante and Nancy Danielle Giansante, husband and wife, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of May, 2025.

Notary Public

My Commission Expires: 7/[illegible]/2028

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Certificate of Authenticity

I, Joshua A. Terry, 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 5/6/25.

Affiant Signature – Joshua A. Terry

5/7/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 5/7/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27