

This Instrument Prepared by:
Minor Johnston Douglas, PLLC
2735 Highway 64, Ste. #104
Eads, Tennessee 38028

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, ANNE M. CHAMBERS UNMARRIED (hereinafter "Grantor") for and in consideration of the sum of TEN (\$10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, transfer and convey unto SUSAN KELLI D'ALTO AND FRANCESCO D'ALTO, wife and husband (hereinafter "Grantees"), their heirs and/or assigns, in fee simple forever, the following tract of land situated in Fayette County, Tennessee, and more particularly described as follows, to-wit:

Property known as: 990 HIGHWAY 196, PIPERTON, TENNESSEE 38017

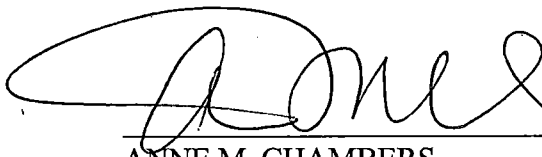
Lot 2, Phase I, Countryridge Subdivision, as shown on plat of record in Plat Book 5, Page 150, in the Register's Office, Fayette County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Part of Parcel ID 024-184-005.02

THIS BEING THE SAME PROPERTY CONVEYED TO ANNE M. CHAMBERS UNMARRIED BY WARRANTY DEED FROM JOHN R. HICKS AND WIFE, ROSE A. HICKS RECORDED IN INSTRUMENT NUMBER 19000040 IN THE REGISTER'S OFFICE OF FAYETTE COUNTY, TENNESSEE.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining unto the said Grantees, their heirs and/or assigns, forever, with whom Grantor covenants that she is lawfully seized and possessed of said described tract of land; that Grantor has a good and perfect right to sell and convey the same; that same is unencumbered except for Subdivision Restrictions, Building Lines, and Easements of record at Plat Book 5, Page 150; Deed Restrictions recorded in Book 339, Page 789 all recorded in the Register's Office of Fayette County, Tennessee; and the 2022 Fayette County Property Taxes and 2022 City of Piperton Property Taxes which are not yet due and payable and which are hereby assumed by the Grantees; and that the title thereto Grantor will warrant and forever defend against the lawful claims and demands of all persons whomsoever.

WITNESS MY SIGNATURE hereto on this the 17th day of MARCH, 2022.

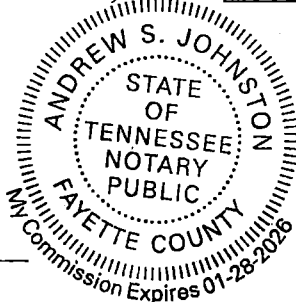


ANNE M. CHAMBERS

STATE OF TENNESSEE
COUNTY OF FAYETTE

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named ANNE M. CHAMBERS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained of her free act and deed and for the purposes herein contained.

WITNESS my hand, at office, this the 17th day of MARCH, 2022.



My commission expires:

1/28/26

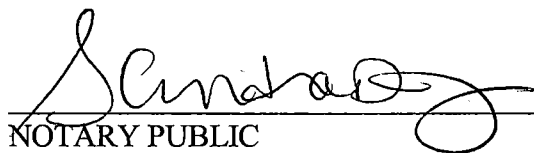

NOTARY PUBLIC

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$550,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.



AFFIANT

Subscribed and sworn to before me this the 17 day of MARCH, 2022.

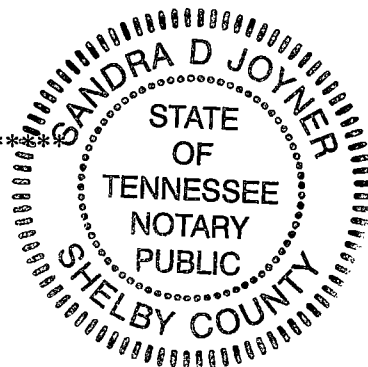

NOTARY PUBLIC

My commission expires:

8-3-2025

NEW PROPERTY OWNER AND
PERSON OR AGENCY RESPONSIBLE FOR
PAYMENT OF TAXES AND MAIL DEED TO:

SUSAN KELLI D'ALTO AND FRANCESCO D'ALTO
990 HIGHWAY 196
PIPERTON, TN 38017



FAYETTE COUNTY
TRANSFER

MAR 22 2022

MARK WARD
ASSESSOR OF PROPERTY
BY 

22002264

2 PGS:AL-WARRANTY DEED	
EDDIE BATCH: 120915	
03/22/2022 - 08:30 AM	
VALUE	550000.00
MORTGAGE TAX	0.00
TRANSFER TAX	2035.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	2048.00

STATE OF TENNESSEE, FAYETTE COUNTY
ED PATTAT
REGISTER OF DEEDS

Instrument Number 22002264