**Document being re-rerecorded to correct Consideration
*Document for Re-Record to correct borrowers name

# WARRANTY DEED

FILE BOX 19B
06-06-059-C

State of Tennessee )
County of Davidson )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$275,000.00~~ ~~XXXXXXX~~ $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th day of July, 2006

Notary Public

My Commission Expires: _____ (AFFIX SEAL)

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2009

Davidson County DEEDWARR
Recvd: 08/02/06 08:34 2 pgs
Fees:12.00 Taxes:0.00
[redacted]
20060802-0093674

**THIS INSTRUMENT WAS PREPARED BY**

**Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027**

| ADDRESS FOR NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL-NUMBERS |
|---|---|---|
| ** **KEITH CUCCIA AND WIFE, MICHELLE CUCCIA** | SAME | 103-4 |
| (NAME) 4508 Nebraska Ave | (NAME) | 169.00 |
| (ADDRESS) Nashville, TN 37209 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

**FOR AND CONSIDERATION** of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **BORIS A. KUPERSHMIDT AND WIFE, SABINA B. KUPERSHMIDT**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KEITH CUCCIA AND WIFE, MICHELLE CUCCIA**, hereinafter called the Grantee(s), 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 Nos. 11&12 of Block 12 on the map of a part of Sylvan Park of record in Book 332, Page 104, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to BORIS A. KUPERSHMIDT AND WIFE, SABINA B. KUPERSHMIDT, by Deed from JIM LEE (JOINED BY HIS WIFE, CAROLYN B. LEE) AND ED GROVES (JOINED BY HIS WIFE, LINDA D. GROVES), of record dated 6/21/85, in Book 6591, Page 10, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

**Keith Curcio, Husband and Wife, and
Michelle L Curcio

Davidson County DEEDWARR
Recvd: 07/26/06 10:02 2 pgs
Fees:13.00 Taxes:1387.50
[redacted]
20060726-0089981

RE-RECORD

BEING unimproved ☐
Improved ☒ property known as: 4508 Nebraska Ave, Nashville, TN, 37209.

(House Number) (Street) (City or Town) (State) (Zip)

Davidson County DEEDWARR
Recvd: 08/25/06 09:26 2 pgs
Fees:12.00 Taxes:0.00
20060825-0105031

RE- RE-RECORD

**TO HAVE AND TO HOLD** the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF,** our hands, this 18th day of July, 2006.

**BORIS A. KUPERSHMIDT**

**SABINA B. KUPERSHMIDT**

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BORIS A. KUPERSHMIDT AND WIFE, SABRINA B. KUPERSHMIDT**, the bargainor(s), 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 Brentwood, Tennessee, this 18th day of July, 2006.

My Commission Expires: 03/31/07

Notary Public

