Bill Garrett Davidson County
Batch# 116410 DEEDWARR
07/13/2018 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $518.00
20180713-0068363

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Affiant

Subscribed and sworn to before me, this 12 day of July, 2018.

Notary Public
My commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

06-1806-76970

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Robert Berry	NEW OWNER	053-16-0-311.00
201 Due West Drive		053-16-0-312.00
Mount Juliet, TN 37122		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tom Sapienza, unmarried, and Helen Belsky, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Robert Berry, a married man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

First Tract:

Land in Davidson County, Tennessee, being Lot No. 1 on the Partition Plat of Tom Sapienza and Helen Belsky, as shown by plat appearing of record in Instrument No. 20070228-0024745, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being a portion of the property conveyed to Tom Sapienza and Helen Belsky by Special Warranty Deed, dated February 16, 2006, from Deutsche Bank National Trust Company, as Trustee of Ameriquest Mortgage Securities, Inc. Asset-Backed Pass Through Certificates, Series 2004-X2, under the Pooling and Servicing Agreement dated as of June 24, 2004, of record in Instrument No. 20060224-0021876, Register's Office for Davidson County, Tennessee.

Second Tract:

Land in Davidson County, Tennessee, being Lot No. 2 on the Partition Plat of Tom Sapienza and Helen Belsky, as shown of record as Instrument No. 20070228-0024745, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete description of said lot.

Being a portion of the property conveyed to Tom Sapienza and Helen Belsky by Special Warranty Deed, dated February 16, 2006, from Deutsche Bank National Trust Company, as Trustee of Ameriquest Mortgage Securities, Inc. Asset-Backed Pass Through Certificates, Series 2004-X2, under the Pooling and Servicing Agreement dated as of June 24, 2004, of record in Instrument No. 20060224-0021876, Register's Office for Davidson County, Tennessee.AND Being the same property conveyed to Helen Belsky, unmarried, by Quitclaim Deed from Tom Sapienza, unmarried, dated February 27, 2007, of record in Instrument No. 20070228-0024746, Register's Office for Davidson County, Tennessee.

This property is improved property known as 222 Pitts Ave and 138 Ray Ave, Old Hickory, TN 37138.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 7-12 day of July, 2018.

Tom Sapienza

Helen Belsky

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Tom Sapienza and Helen Belsky**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 12 day of July, 2018.

Notary Public
State of Tennessee at Large

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TRUE COPY CERTIFICATION

I, Jason Nguyen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jason Nguyen

State of Tennessee

County of Wilson

Personally appeared before me, Cheri D. Bayer, a notary public for this county and state, Jason Nguyen, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cheri D. Bayer

My commission expires: 12/20/2020

Notary Seal:

