# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/31/22
(AFFIX SEAL)

EMILY JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-081120

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Leon Candella and Nancy Candella | Leon Candella and Nancy Candella | |
| (NAME) 616 Westcott Lane | (NAME) 616 Westcott Lane | 186-04-0A-213.00 |
| (ADDRESS) Nolensville, TN 37135 | (ADDRESS) Nolensville, TN 37135 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Five Thousand And No/100 Dollars ($405,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, THOMAS F. QUARANTELLO AND SHIRLEY K. QUARANTELLO, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEON CANDELLA AND NANCY CANDELLA, 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 Davidson County, Tennessee, being Lot No. 470 on the Final Plat, Burkitt Place, Phase 2D, Section 3, "Cluster Lot Subdivision" of record in Plat at Instrument No. 20120517-0043031, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas F. Quarantello and Shirley K. Quarantello, husband and wife by Warranty Deed from Celebration Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20130408-0034126, Register's Office for Davidson County, Tennessee, dated April 05, 2013 and recorded on April 08, 2013.

Karen Y Johnson Davidson County
Batch# 150355 DEEDWARR
10/10/2018 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20181010-0100364

unimproved ☐
This is improved ☒ property, known as 616 Westcott Lane, Nolensville, TN 37135
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Thomas F. Quarantello and Shirley K. Quarantello, husband and wife this 9th day of October, 2018.

Thomas F. Quarantello

Shirley K. Quarantello

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson DLC

On this the 9th day of October, 2018, before me personally appeared Thomas F. Quarantello and Shirley K. Quarantello, husband and wife, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of October, 2018.

Notary Public

My Commission Expires: 5/13/2020

(SEAL)

DEANNA L COOPER
NOTARY PUBLIC
STATE OF TENNESSEE
MARSHALL COUNTY

# True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Emily Jones, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/31/2022

