**NEW OWNER:**

**Michael & Allison Tutalo**
4415 North Woods Trail
Hampstead, MD 21074
**SEND TAX BILLS TO:**
**NEW OWNER**

**Map/Parcel: 161-11-0A-104.00-C**

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087
**FILE NO: 18-691**

Karen Y Johnson Davidson County
Batch# 164864 DEEDWARR
11/26/2018 03:06:30 PM 4 pgs
Fees: $23.00 Taxes: $961.63
20181126-0115284

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Fifty-Nine Thousand Nine Hundred and 00/100 Dollars ($259,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Amanda Leigh Ward n/k/a Amanda Pandino, married** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **Michael P. Tutalo and Allison K. Tutalo, husband and wife**, ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

**SEE ATTACHED "EXHIBIT A"**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

For the purposes herein, Amanda Leigh Ward and Amanda Pandino are one in the same person.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 19th day of November, 2018.

AMANDA PANDINO

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Amanda Pandino**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 19th day of November, 2018.

NOTARY PUBLIC

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 10-26-21

**********

ZACHARY JACKSON PANDINO,
for marital interest only

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Zachary Jackson Pandino**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 19th day of November, 2018.

NOTARY PUBLIC

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 10-26-21

**********

The actual consideration or value, whichever is greater, for this transfer is **$259,900.00**.

AFFIANT

Sworn to and subscribed to before me this 19th day of November, 2018.

NOTARY PUBLIC

DEANNA D. SYLER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 03/24/2020

**EXHIBIT A**

Land situated in Davidson County, Tennessee, and being described as follows:

Being Unit No. 104, on the Plan of Final Plat Revision One Huntington Ridge Townhouse Condominiums, as established by the Declaration of Covenants, Conditions and Restrictions of record in Book 4729, Page 687; Book 4889, Page 905; Book 5394, Page 243; Book 7423, Page 762 and Instrument No. 20110331-0024865, and as shown on the plan of record in Book 9700, Page 846, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Amanda Leigh Ward, unmarried by Warranty deed from Karen White, an unmarried woman of record in Instrument No. 20151207-0122802 Register's Office for Davidson County, Tennessee, dated December 04, 2015 and recorded on December 07, 2015. (Value of consideration shown in aforementioned deed $181,000.00.)

Being also known as 481 Huntington Ridge Drive, Nashville, Tennessee 37211.

## 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, Amanda J. Arthur, 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: 05/23/2022

