This instrument prepared by:
Nathan R. Sexton
905 Flintlock Pl
Nashville, TN 37217

Owner/Responsible Taxpayer
Nathan R. Sexton and Vanessa G. Tuttoilmondo
905 Flintlock Pl
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 192384 DEEDWARR
02/06/2019 03:16:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190206-0011468

Map/Parcel No.: 135-16-0A-112.00

M.L.S. FILE NO
1675997

WARRANTY DEED

THIS INDENTURE, made and entered into this 16 day of ~~December~~ Jan 2019, ~~2018~~, by and between Nathan R. Sexton, a married man, who acquired title as unmarried, joined by his wife, Vanessa G. Tuttoilmondo, whose address is 905 Flintlock Pl, Nashville, TN 37217 party of the first part, and Nathan R. Sexton and Vanessa G. Tuttoilmondo, husband and wife, as tenants by the entirety, whose address is 905 Flintlock Pl, Nashville, TN 37217 party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT "A"

DEED TO ADD SPOUSE TO TITLE FOR NO CONSIDERATION.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

Being the same property conveyed to Nathan R. Sexton by Deed from Jared Lomax and Mary Lomax of record in Instrument Number 20150810-0079420 of the Register's Office of Davidson County, Tennessee.

Commonly known as: 905 Flintlock Pl, Nashville, TN 37217

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the hand and seal of the party of the first part the day and year first above written.

Nathan R. Sexton

Vanessa G. Tuttoilmondo

ACKNOWLEDGMENT

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Personally appeared before me, Thomas J Larson, a Notary Public in and for said County and State, Nathan R. Sexton and Vanessa G. Tuttoilmondo the within named bargainor, individual(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, at office, this 16 day of ~~December~~ Jan 2019, ~~2018~~.

NOTARY STAMP/SEAL

NOTARY PUBLIC

Notary Commission Expires: May 3, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON) SS:

I or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(a)(i), the transfer from one spouse to the other.

Nathan R. Sexton

Vanessa G. Tuttoilmondo

Witness my hand, at office, this 16 day of ~~December~~ JAN, 2018~~2019~~.

NOTARY STAMP/SEAL

NOTARY PUBLIC

Notary ~~Commission~~ Expires: MAY 3, 2021

After Recording Mail To:
Mortgage Information Services, Inc.
Attn: Recording Department
4877 Galaxy Parkway, Suite I
Cleveland, OH 44128

Fidelity National Title Insurance Company

AGENT TITLE NO.: 200001675997

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE IN INSTRUMENT NUMBER 20150810-0079420 AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 26, ON THE PLAN OF SUBDIVISION, FOR TRACTS 8, 9 AND 10 NASHBORO VILLAGE, OF RECORD IN PLAT BOOK 5200, PAGE 186-189, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO ALL EASEMENTS, RESTRICTIVE COVENANTS AND CONDITIONS, AND OTHER MATTERS OF RECORD, INCLUDING ITEMS SET OUT ON ANY APPLICABLE PLAT OF RECORD.

BEING THE SAME PROPERTY DESCRIBED IN THE DEED TO NATHAN R. SEXTON, UNMARRIED, FROM JARED LOMAX AND MARY LOMAX, HUSBAND AND WIFE, RECORDED ON AUGUST 10, 2015 IN INSTRUMENT NUMBER 20150810-0079420, OF THE PUBLIC RECORDS OF DAVIDSON COUNTY, TENNESSEE.

APN: 135-16-0A-112.00

COMMONLY KNOWN AS 905 FLINTLOCK PL, NASHVILLE, TN 37217
HOWEVER, BY SHOWING THIS ADDRESS NO ADDITIONAL COVERAGE IS PROVIDED

TRUE COPY CERTIFICATION

I, Angelia Webb, 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.

Angelia Webb

State of Ohio
County of Cuyahoga

Personally appeared before me, Jane Sanniti , a notary public for the state of Ohio, Angelia Webb who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 08/06/2022
Notary Seal

