WARRANTY DEED

Karen Johnson Davidson County
Batch# 202230 **DEEDWARR**
03/06/2019 10:30:54 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20190306-0020387

State of Tennessee
County of

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of March, 2019

Notary Public

MY COMMISSION EXPIRES: 11.5.19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
South Oak Title Nashville, LLC, 5115 Maryland Way, Suite 120, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian K. Puckett	Brian K. Puckett	086-10-0B-148.00-CO
(NAME)	(NAME)	
148 Noel Cove Circle	148 Noel Cove Cir.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jennifer D'Annunzio, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brian K. Puckett, unmarried,** 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 Unit No. 148 on the Plan of Noel Cove Town Homes of record in Master Deed and DCCR at Instrument No. 20030924-0141428, 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 Jennifer D'Annunzio by Warranty Deed dated 09/04/2015 from Lance A. McPeters and wife, Jessica Price of recorded in Official Records Instrument No. 20150909-0091548, Register's Office for Davidson County, Tennessee.

Timothy Carlos Combs, spouse of Jennifer D'Annunzio, hereby joins in the execution and conveyance of subject property to convey any and all marital interests and rights she may have in and to said property.

Subject to all easements, restrictions, and rights of way of record.

unimproved ☐

This is improved ☑ property, known as 148 Noel Cove Circle, Hermitage, TN 37076
(House Number) (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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 30
NASHVILLE, TN 37215

Witness my/our hands this 5th day of March, 2019.

Jennifer D'Annunzio

Jennifer D'Annunzio as attorney in fact for Timothy Carlos Combs

Jennifer D'Annunzio
as Attorney in fact for Timothy Carlos Combs

State of Tennessee
County of Williamson

Personally appeared before me Jennifer D'Annunzio as an individual ~~and as Attorney in fact for Timothy Carlos Combs~~, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of March, 2019.

Notary Public Kelly Greene Elrod
My Commission Expires: 8-16-2020

File No.: 19-0019

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-16-2020

State of Tennessee
County of ~~Davidson~~ Williamson

On this 5th day of March 2019, before me personally appeared Jennifer D'Annunzio, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Timothy Carlos Combs and acknowledged that she executed the same as the free act and deed of Timothy Carlos Combs.

Witness my hand and seal this 5th day of March, 2019.

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-16-2020

Kelly Greene Elrod
Notary Public