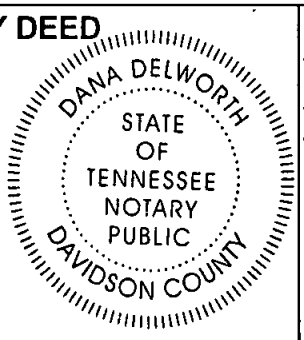
WARRANTY DEED



Karen Johnson Davidson County
Batch# 245839 **DEEDWARR**
06/20/2019 08:07:36 AM 3 pgs
Fees: $18.00 Taxes: $1,188.81

20190620-0059286

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$323,300.00~~ $321,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Niola Cusati	new owners	
(NAME)	(NAME)	
128 Hicks Road		142-16-06-014.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Carolyn W. Holmes and David B. Holmes, heirs at law of Carol F. Holmes, deceased**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Niola Cusati and Loren Cusati**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Situated in Davidson County, Tennessee, being Unit No. 14, on the Amended Final Plat, Devon Close Town Homes, a Horizontal Property Regime, of record in Plat Book 9700, Page 147, Register's Office for Davidson County, Tennessee, and further established by Master Deed and Bylaws of record in Book 9747, Page 278, as amended in Instrument 201703100024056, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Carol F. Holmes, unmarried by Warranty Deed dated 7/15/1999 from Bonnita V. Duckworth, unmarried of record in Book 11577, Page 671, Register's Office for Davidson County, Tennessee. Carol F. Holmes died on October 19, 2019, leaving the property to her two heirs, Carolyn W. Holmes and David B. Holmes as evidenced in the Affidavits of Heirship, of record in Book * , Page _____, in the Registter's Office for Davidson County, Tennessee. *20190620-0059284 & 20190620-0059285

This conveyance is subject to: (1) All matters as set forth per Plat Book 6900, Page 398, Plat Book 9700, Page 86, Plat Book 9700, Page 147; (2) Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 7517, Page 283, as amended of record in Book 8712, Page 618, as amended of record in Book 9150, Page 182, as amended of record in Book 10692, Page 750, as amended of record in Book 10692, Page 753; (3) Master Deed and By-Laws filed for record in Book 9747, Page 278, said Master Deed and Bylaws were amended of record in Instrument 201703100024056; (4) Agreement for Dedication of a Public Utilities Easement of record in Instrument 201106290049687; (5) Charter of the Homeowners Association of record in Book 7520, Page 564; (6) Rights of others under any unrecorded leases.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-P-19-128

File No.: 438172
Warranty Deed TN

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 128 Hicks Road, Nashville, TN 37221

(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 GRANTEE(S), their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Effective the 7th day of June, 2019.

Carolyn W. Holmes

David B. Holmes

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carolyn W. Holmes**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of June, 2019.

Notary Public:
My Commission Expires: 2/15/2021

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CALIFORNIA NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

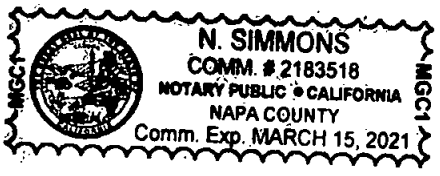
County of Napa

On June 6, 2019 before me, N Simmons, Notary Public (name and title of officer), personally appeared David B. Holmes, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person(s), or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)