Karen Johnson Davidson County
Batch# 251387 DEEDWARR
07/02/2019 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $841.75
20190702-0064289

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $227,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 28th day of June, 2019.

NOTARY PUBLIC

My commission expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC

2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Shelley Mondelli	SAME AS NEW OWNER	097020A08600CO
(NAME)	(NAME)	
318 Mapleton Alley		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076		

Warranty Deed

For and in Consideration of the sum of $227,500.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Katelyn Peretti, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Shelley Mondelli, an unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 86 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision Two, of record in Instrument No. 20090603-0051286, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

The aforesaid Plat of Record in Instrument No. 20090603-0051286 voided, vacated and superseded Lots 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92 and 93 and Open Space "E" as shown on the entire Plat entitled "Villages of Riverwood, Phase One, Section One" of record in Instrument No. 20080723-0075577, in said Register's Office.

Being the same property conveyed to Katelyn Peretti by deed from Victoria Lentini of record in Instrument Number 20140609-0050056, said Register's Office.

This property is __unimproved _X_improved property known as: 318 Mapleton Alley, Nashville, TN 37076.

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

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his 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 any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the

of the Register of Deeds where the real property is situated.

Witness our hands this 28th day of June, 2019.

Katelyn Peretti

Katelyn Peretti

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katelyn Peretti, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of June, 2019.

Tammy Duncan

Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

