Karen Johnson Davidson County
Batch# 307903 DEEDWARR
10/29/2019 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20191029-0110964

WARRANTY DEED

PERATIKOS-H19323

LISA SHEPPARD NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY OF October, 2019.

(Affix Seal) Notary Public

My Commission Expires: 8.22.21

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Sean Peratikos and Meridith Peratikos	NEW OWNER'S	084.01-0-079.00
2403 A Himes Drive		
Nashville, TN 37206		

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 consideration, the receipt of which is hereby acknowledged, I/we, **Scott Howard Justiss, Paul William Justiss and Katy Justiss Ratka (f/k/a Katherine Ann Justiss), individually, and the Estate of Alan K. Justiss**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **SEAN PERATIKOS AND MERIDITH PERATIKOS, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Lot No. 12, ROSEBANK COURT, as shown on plat of record in Plat Book 3106, Page 72, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Alan Justiss, unmarried by Deed from Janice Neely, unmarried of record in Inst # 200610200130558, record 10/20/2006, Register's Office for Davidson County, Tennessee.

Alan Kern Justiss having died on 1-6-2018. Last Will and Testament, and order approving resignation of personal representative and appointment of successor personal representative (Katy Justiss Ratka) filed in docket #18P390, Davidson County Probate Court.

Said Will devised the real property herein to the individual Grantors, who are also the sole heirs at law of Alan Kern Justiss.

Affidavit of Heirship of record in Book _____, Page _____, recorded 201910290110963, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 2607 Colbert Drive, Nashville, Tennessee 37206 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

Witness my/our hand(s) this 28th day of October, 2019 :

Scott Howard Justiss

Paul William Justiss

Katy Justiss Ratka (f/k/a Katherine Ann Justiss)

Katy Justiss Ratka (f/k/a Katherine Ann Justiss),
As Personal Representative of the Estate/Executrix

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named , **Scott Howard, Paul William Justiss and Katy Justiss Ratka f/k/a Katherine Ann Justiss,** the bargainor(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 and official seal at Sumner County, Tennessee, this 28th day of October, 2019.

Notary Public

My Commission Expires: 6/19/2023

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, **Katy Justiss Ratka (f/k/a Katherine Ann Justiss**), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **Executrix** of **Estate of Alan K. Justiss,** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the **Katy Justiss Ratka (f/k/a Katherine Ann Justiss)** as **Executrix**.

Witness my/our hand(s) this 28 day of Oct, 2019.

Notary Public

My Commission Expires: 6/19/2023

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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.

Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 1 day of October, 2019, personally appeared before me, Lisa Sheppard, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



Lisa Sheppard
Notary Public

My Commission Expires: 8.22.21