398

WARRANTY DEED

Karen Johnson Davidson County
Batch# 308597 DEEDWARR
10/30/2019 02:46:17 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20191030-0111577

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF October, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/8/22

(AFFIX SEAL)

MARGELLA HYDE-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandy Lawrence and John Bonham Lawrence	Pinnacle Bank	
(NAME)	(NAME)	
14 Twin Oaks Drive	150 3rd Avenue South, Ste 1000	133 04 0A 010.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **NIKOLAS TOMASSONI, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRANDY LAWRENCE, UNMARRIED AND JOHN BONHAM LAWRENCE, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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 Lot No. 10, Twin Oaks Subdivision, Section 2, Phase 2, of record in Instrument No. 20021206-0150674, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Nikolas Tomassoni, unmarried, by Warranty Deed from Chris Van Belkom and Joel Van Belkom, husband and wife, of record in Instrument No. 20160912-0095709, in the Register's Office of Davidson County, Tennessee, dated September 09, 2016 and recorded September 12, 2016. Nikolas Tomassoni has since married. Kelsey Brianne Tomassoni joins in to convey any marital interest she may have.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 14 Twin Oaks Drive, Nashville, TN 37211
(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.

Witness my hand this 25th day of October, 2019.

NIKOLAS TOMASSONI

KELSEY BRIANNE TOMASSONI

STATE OF Arkansas
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nikolas Tomassoni and Kelsey Brianne Tomassoni, the bargainors, 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 this 25th day of October, 2019.

Commission expires: 01/12/2026

Notary Public

RANDALL HARRIMAN
Arkansas - Washington County
Notary Public - Comm. # 12696554
My Commission Expires Jan 12, 2026