# Warranty Deed

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|---|---|
| Karen Johnson Davidson County<br>Batch# 318539 DEEDWARR<br>11/22/2019 12:14:06 PM 2 pgs<br>Fees: $13.00 Taxes: $1,032.30<br>20191122-0120955 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $279,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 21st day of November, 2019.<br><br>Notary Public<br><br>My commission expires: 8-4-20 |

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Elliott Aristides Bertasi<br>Catherine Bertasi | | 07301016500 |
| 1936 Avalon Drive | New Owner | |
| Nashville, TN 37216 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SARAH WOJTOWICZ, EXECUTRIX UNDER THE LAST WILL AND TESTAMENT OF LYNN MARIE MIRALIA, AND AS GUARDIAN OF LILLIAN AVA SORKIN, AND AS GUARDIAN OF ISABELL GRACE SORKIN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELLIOTT ARISTIDES BERTASI AND CATHERINE BERTASI, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 26 on the Plan of Virginia Manor of record in Plat Book 1835, Page 22, 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 Lynn Miralia by Warranty deed from Beverly A. Thompson, unmarried of record in Instrument No. 20120719-0063477 Register's Office for Davidson County, Tennessee, dated June 28, 2012 and recorded on July 19, 2012.

Lynn Marie Miralia died July 19, 2019, naming Sarah Wojtowicz the executor of the estate and leaving the property to her minor heirs Lillian Sorkin and Isabell Sorkin. See Docket No. 19P-1654 in the Probate Court for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1936 Avalon Drive Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of November, 2019.

Estate of ~~Lynn Marie~~ Miralia

Sara Wojtowicz, Executrix

Sarah Wojtowicz, as Guardian of Lillian Ava Sorkin

Sara Wojtowicz, as Guardian of Isabell Grace Sorkin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named SarahWojtowicz, as Executrix of the Estate of Lynn Marie Miralia, Probate Case No. 19P-1654 in the Probate Court for Davidson County, Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of November, 2019.

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sarah Wojtowicz, as Guardian of Lillian Ava Sorkin and Isabell Grace Sorkin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of November, 2019.

Notary Public

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021