(Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $215,000.00. Affiant Subscribed and sworn to before me, this 13th day of December, 2019. Notary Public My commission expires: 10-23-21

Brad Krivensky
State of Tennessee Notary Public
Williamson County

Karen Johnson Davidson County
Batch# 330663 DEEDWARR
12/17/2019 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20191217-0129783

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
415 Main Street, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Page B. Spinoso	SAME AS NEW OWNER	**135-12-0E-002.00-CO**
2402 Nashboro Blvd		
Nashville, TN 37217		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Olivia Minatrea and Jason Minatrea, wife and husband and Lori Basore, married

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Page B. Spinoso, single man

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 202 on the Plan of Phase One, Nashboro Village at Fairway Pointe of record in Plat Book 4660, Page 159, and as shown on amendment to the restrictions of record in Instrument No. 20031118-0168332, 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 Olivia Abel, unmarried, and Lori Basore, married, as Joint Tenants with right of Survivorship by Warranty deed from Derek j, Harris, unmarried, of record in Instrument No. 20161018-0110220 Register's Office for Davidson County, Tennessee, dated October 17, 2016 and recorded on October 18, 2016 and Scrivener's Affidavit recorded in 20161025-0112823. The said Olivia Abel has since married Jason Minatrea and is n/k/a Olivia Minatrea. Jason Minatrea, spouse of Olivia Minatrea joins in this execution to convey any interest that he may have in the property, particularly any marital interest. The subject property is not now, nor has it ever been the primary or marital residence of Lori Basore or her spouse.

This is **improved** property known as **2402 Nashboro Blvd, Nashville, TN 37217.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 13th day of December, 2019.

Olivia Minatrea

Jason Minatrea

Lori Basore by Olivia Minatrea Attorney in Fact
Lori Basore by Olivia Minatrea her attorney-in-fact

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, Olivia Minatrea and Jason Minatrea, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 13th day of December, 2019.

Notary Public
My Commission Expires: 10/23/21

Brad Krivensky State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Olivia Minatrea, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Lori Basore and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Lori Basore.

Witness my hand and official seal this 13th day of December, 2019.

Notary Public
My Commission Expires: 10-23-21

Brad Krivensky State of Tennessee Notary Public Williamson County

SolomonParks File No. 19-000528-525

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am 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.

Kimie Perry

STATE OF TENNESSEE

COUNTY OF WILSON

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

Notary Public

My Commission Expires: 2/1/23

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County