Karen Johnson Davidson County
Batch# 333050 DEEDWARR
12/23/2019 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $647.13
20191223-0131871

# WARRANTY DEED

MEAGHAN G. SPRUILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$174,900.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|31st DAY OF December,2019.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 08/30/2021
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP 096 |
|---|---|---|
| Roman Scarassati | First National Bank Middle Tn, | GROUP 160A |
| 310 Lakebrink Drive | 1608 Williams Drive | PARCEL 023.00 |
| Nashville, Tennessee 37214 | Murfreesboro, Tennessee 37130 | |

For and in 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,

**Robert E. Kowrach and Katherine S. Kowrach, husband and wife**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Ramon Scarassati and Tristan Scarassati, A married couple**

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. 22 on the Plan of Section I, Phase One - "B", Larchwood Planned Unit Development, of record in Plat Book 6200, page 171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert E. Kowrach and wife, Katherine S. Kowrach, by Warranty Deed form James H. Grice, Jr., dated August 27, 2013 and filed of record in Instrument No. 20130906-0094282, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2020 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **310 Lakebrink Drive, Nashville, Tennessee 37214.**

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 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 and official seal at office this 31st day of December, 2019.

Robert E. Kowrach

Katherine S. Kowrach

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Robert E. Kowrach and Katherine S. Kowrach, with whom I am personally acquainted, (or who 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, at office, this 31st day of December, 2019.

NOTARY PUBLIC

My Commission Expires

My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
ARK Title
1612 Westgate Circle, Suite 115
Brentwood, TN 37027

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

# True Copy Certification

I, Julie Dyess, 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.

Julie Dyess

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, Meaghan G. Spruill, a notary public for this county and state, Julie Dyess, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tennessee Notary Public

My commission Expires: ~~8/11/2020~~ 8/30/2021

MEAGHAN G. SPRUILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER