WARRANTY DEED

Karen Johnson Davidson County
Batch# 333280 DEEDWARR
12/23/2019 11:10:30 AM 2 pgs
Fees: $13.00 Taxes: $640.10
20191223-0132278

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of December, 2019.

Notary Public

MY COMMISSION EXPIRES: 3-7-23
(AFFIX SEAL)

RAMONA CUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)
Olger Mullalli and Emanuela Mullalli	NEW OWNER	108 15 0 042.00
(NAME)	(NAME)	
4320 Stone Hall Blvd		
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **James William Carter, Jr., a single man,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Olger Mullalli and Emanuela Mullalli, husband and wife,,** 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:

Being Lot No. 180B on the Plan of Zone Lot Division of Lots 172-180, on Plan of Percy Priest Woods, Section 4, of record in Plat Book 6250, page 993, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to James William Carter, Jr. by Warranty Deed from Jay M. Jarvis and wife, Mary H. Jarvis and Robert E. LaBrec and wife, Ithaca S. LaBrec dated June 29, 1990 and recorded July 6, 1990 in Book 8146, Page 933, in said Register's Office for Davidson County, Tennessee.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 835 Woodcraft Drive, Nashville, TN 37214

File Number: HLT-1912523FC

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 our hands this 20 day of December, 2019.

James William Carter, Jr.

STATE OF TENNESSEE

COUNTY OF Williamson

I, the undersigned, a Notary Public for the COUNTY of WILLIAMSON and State of Tennessee, do hereby certify that James William Carter, Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 20 of December, 2019.

Notary Public

My Commission Expires: 3-7-2023

(SEAL)

RAMON A. CUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)