Karen Johnson Davidson County
Batch# 355975 DEEDWARR
02/10/2020 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $680.80
20200210-0015023

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV20-0075

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00

Kim Gillespie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of February, 2020

Kayla R. Johnson
Notary Public

Commission Expires: 11-21-22

Kayla R. Johnson STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Pietro Saemian and Rita Dirro and Rita Dirro P.O. Box 624 Gallatin, TN 37066	NEW OWNER	135-16-0B-036.00-CO

WARRANTY DEED

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, I/WE,

Thomas J. Prescott and Darcel E. Prescott, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Pietro Saemian and Rita Dirro, husband and wife, Trustees of The Saemian/Dirro Family Trust

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 36 of Woodridge at Nashboro Village, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Woodridge at Nashboro Village, a Horizontal Property Regime with Private Elements of record in Instrument Number 20021104-0134724; amended in Instrument Number 20030610-0080281, Instrument Number 20050520-0056888, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on and Plan of Horizontal Property Regime Private Element Plat Woodridge at Nashboro Village, Nashboro Village - Tract 11 of record in Instrument No. 20021120-0143949; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to Thomas J. Prescott and Darcel E. Prescott, husband and wife by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20050308-0025774, Register's Office for Davidson County, Tennessee, dated February 28, 2005 and recorded on March 08, 2005.

Power of Attorney of record in Instrument No. 202002100015022, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 474 Flintlock Court, Nashville, TN 37217

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

Dated this the 6th day of February, 2020.

Thomas J Prescott by Patricia P. Fox attorney in fact
Thomas J. Prescott by Patricia Fox, his Attorney-In-Fact

Darcel E Prescott by Patricia Fox attorney in fact
Darcel E. Prescott by Patricia Fox, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patricia Fox** 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 further acknowledged that she is the attorney in fact for **Thomas J. Prescott and Darcel E. Prescott** and that she is authorized by **Thomas J. Prescott and Darcel E. Prescott** to execute this instrument on their behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 6th day of February, 2020.

Traci Pulley
Notary Public
My Commission Expires: 3/28/23

(Notary Seal)

TRACI PULLEY
NOTARY PUBLIC
STATE OF TENNESSEE
ROBERTSON COUNTY

True Copy Certification

I, **Jennifer Pennell**, 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.

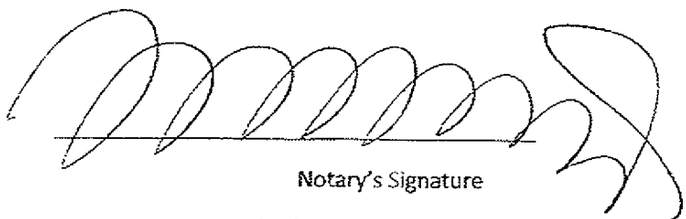


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

