Karen Johnson Davidson County
Batch# 370684 DEEDWARR
03/11/2020 09:22:30 AM 4 pgs
Fees: $23.00 Taxes: $1,128.50
20200311-0027181

2020-321

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/2/22
(AFFIX SEAL)

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

THIS INSTRUMENT WAS PREPARED BY
Hillary Smith, McMichael & Gray, P.C., 22 Century Blvd., Ste. 450, Nashville, TN 37214

File No.: TN-NAS-200046-PUR

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tatiana Giordano and Joshua David Abell	Bank of America	062-02-0B-016.00-CO
(NAME)	(NAME)	
4420 Frost Street	20 Greenway Plaza	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Forth Worth, TX 76155	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN 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, WE, **JAMES E. SUMMAR,, JR., AN UNMARRIED MAN, AND DANIELA SUMMAR, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TATIANA GIORDANO AND JOSHUA DAVID ABELL, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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 tract or parcel of located in Davidson County, Tennessee, being Lot No. 80 on the Plan of Abbington park, Phase One, Section One, of record in Instrument Number 20030328-0041019, as amended in Instrument Number 20060504-0052203, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James E. Summar, Jr. by Warranty deed from Shawn R. Austin and Noel S. Austin, husband and wife of record in Instrument No. 20090309-0021014 Register's Office for Davidson County, Tennessee, dated March 03, 2009 and recorded on March 09, 2009. Daniela Summar joins in this conveyance in order to convey any marital interest she may have in the subject property by virtue of her marriage to James E. Summar, Jr.

Subject to:

- all matters shown on the Plan of record as Instrumetn Number 20030328-0041019, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, and Restrictions of record in Insrument Number 20030213-0020075 and Instrument Number 20161027-0113738 and Instrument Number 20170124-0007830, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20030303-0027406, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20010402-0031520 in the Register's Office for Davidson County, Tenenssee

unimproved ☐
This is improved ☒ property, known as 4420 Frost Street, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 10th day of March, 2020.

James E. Summar, Jr.

Daniela Summar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 10th day of March, 2020, before me personally appeared James E. Summar,, Jr., to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 10th day of March, 2020.

Commission Expires: July 6, 2020

Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

TATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 10th day of March, 2020, before me personally appeared Daniela Summar, to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 10th day of March, 2020.

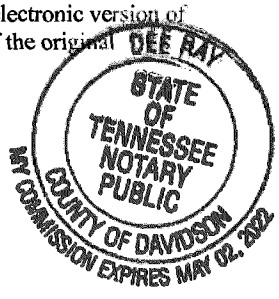
Commission Expires: July 6, 2020

Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

I, the undersigned, 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.

Quin Evans Segall



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public