Karen Johnson Davidson County
Batch# 380834 DEEDWARR
04/02/2020 11:00:26 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20200402-0035424

ADDRESS NEW OWNERS and
SEND TAX BILLS:
CONSTANTINE TSOURIS and wife
JULIE MARIE TSOURIS
3574 Bell Road
Nashville TN 37027

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
109 - 2

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, JOHN T. BAIRD, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to CONSTANTINE TSOURIS and wife, JULIE MARIE TSOURIS, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 1 on the plan of resubdivision of Lots 1 and 2 John Fisher Subdivision of record in Plat at Instrument No. 20021008-0122727, 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 John T. Baird by Trustees Deed, recorded December 6, 2018, in Instrument No. 20181206-0118975, Register's Office for Davidson County, Tennessee.
>
> Subject to all matters shown on the above referenced plat and to restrictions of record.
>
> This is improved property known as 3574 Bell Road, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEES that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 27th day of March, 2020.

JOHN T. BAIRD

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, JOHN T. BAIRD, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 27th day of March, 2020.

NOTARY PUBLIC

My Commission Expires: 4-19-21

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $350,000.00.

AFFIANT

Subscribed to and sworn before me, this the 29th day of March, 2020.

NOTARY PUBLIC

My Commission Expires: 1/23/23

EDWARD B. BALDWIN, III NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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