398

WARRANTY DEED

Karen Johnson Davidson County
Batch# 384804 **DEEDWARR**
04/13/2020 01:06:31 PM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20200413-0038351

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-9-22
(AFFIX SEAL)

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Laurie-Anne Boldrin and Piera M. Boldrin	Laurie-Anne Boldrin and Piera M. Boldrin	Parcel ID: 126 16 0A 243.00
(NAME) 7200 Riverfront Drive	(NAME) 7200 RIVERFRONT DRIVE	
(ADDRESS) Nashville, TN 37221	(ADDRESS) NASHVILLE, TN 37221	
(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, **Richard E. Lear and Mary B. Lear, f/k/a Mary B. Frazzini, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Laurie-Anne Boldrin and Piera M. Boldrin, 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:

Land in Davidson County, TN being described as: Lot No. 404 on the Final Plat of Riverwalk Phase 2A, Section 1 of record in Instrument No. 20031014-0151989, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Mary Beth Frazzini, her heirs, successors and assigns By Deed from Dominic Joseph Frazzini, III dated 01/23/18 recorded 03/21/2018, of record in Instrument No. 20180321-0026522, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Mary B. Frazzini, unmarried by Warranty Deed from Brian Christopher Beaubien and wife, Megan Liane Beaubien dated 09/13/2013, recorded on 09/27/2013, of record in Instrument No. 20130927-0101505, Register's Office for Davidson County, Tennessee.

Mary Beth Frazzini having since married and is now known as Mary B. Lear.

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 7200 Riverfront Drive, Nashville, TN 37221

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 9th day of April, 2020

Richard E. Lear

Mary B. Lear, f/k/a Mary B. Frazzini

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Richard E. Lear and Mary B. Lear, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of April, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY