Karen Johnson Davidson County
Batch# 385865 DEEDWARR
04/15/2020 10:12:30 AM 5 pgs
Fees: $28.00 Taxes: $1,406.00
20200415-0039302

This instrument prepared by Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525), P.O. Box 211031, Columbus, Ohio 43221

Record and Return to: Amrock, 662 Woodward Avenue, Detroit, MI 48226

Order Number: 67038590 -5544448

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor **Calen Cussimanio, an unmarried man,** for Three Hundred and Eighty Thousand Dollars and No/100 Dollars ($380,000.00) and other valuable consideration paid, warrants the title against all person whomsoever and does hereby conveys unto the Grantees **Sophia Smith, an unmarried woman,** and **Lawrence C. Woods, an unmarried man**, whose address 513 N 17th Street Nashville, Tennessee 37206-1814, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being the Southwest part of Lot No. 5 on the Plan of W. L. Horn's Spout Spring Addition, of record in Book 57, Page 106, Register's Office for Davidson County, Tennessee, described according to a survey made by W. B. Southgate, January 8, 1927, as follows:

Beginning on the Easterly margin of North 17th Street, formerly Hughes Street, at the Northwest corner of Lot No. 6 on said plan being 305.0 feet South of the Southerly margin of Eastland Avenue, and running thence with the line between Lots 5 and 6, Eastwardly 111.0 feet; thence Northwardly and parallel with North 17th Street, 45.0 feet; thence Westwardly 111.0 feet to the Easterly margin of said street; thence with the Easterly margin of said Street, Southwardly 45.0 feet to the beginning.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantees that he is lawfully seized of the above described real estate, that he has good right to sell and convey the said real property and that the property is unencumbered except as to:

Easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 08306036600
Street address of property: 513 N. 17th Street, Nashville, Tennessee 37206-1814
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20160302-

0019773 in the Recorder's Office, Davidson County, Tennessee.
Mail Tax Statements to: Sophia Smith and Lawrence C. Woods 513 N 17th Street, Nashville, Tennessee 37206-1814

Signed this 20th day of March, 2020.

Signature of Grantor:

Calen Cussimanio

STATE OF CA, COUNTY OF Riverside, SS:

BE IT REMEMBERED That on this 20th day of March, 2020 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Calen Cussimanio, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

GREG STEWART
Notary Public - California
Riverside County
Commission # 2277365
My Comm. Expires Mar 8, 2023

Attached to and becoming a part of Deed between Calen Cussimanio, an unmarried man, as Grantors, and Sophia Smith, an unmarried woman and Lawrence C. Woods, an unmarried man, as Grantees.

Property Address: 513 N 17th Street, Nashville, Tennessee 37206-1814
Tax Parcel: 08306036600

Oath of Consideration

I or we, Calen Cussimanio, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 380,000 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 20th day of March, 20 20.

Signatures of Affiant(s):

Sworn and subscribed before me this 20th day of March, 20 20

Notary Public

GREG STEWART
Notary Public - California
Riverside County
Commission # 2277365
My Comm. Expires Mar 8, 2023

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 08306036600

Land situated in the County of Davidson in the State of TN

BEING THE SOUTHWEST PART OF LOT NO. 5 ON THE PLAN OF W. L. HORN'S SPOUT SPRING ADDITION, OF RECORD IN BOOK 57, PAGE 106, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY W. B. SOUTHGATE, JANUARY 8, 1927, AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF NORTH 17TH STREET, FORMERLY HUGHES STREET, AT THE NORTHWEST CORNER OF LOT NO. 6 ON SAID PLAN BEING 305.0 FEET SOUTH OF THE SOUTHERLY MARGIN OF EASTLAND AVENUE, AND RUNNING THENCE WITH THE LINE BETWEEN LOTS 5 AND 6, EASTWARDLY 111.0 FEET; THENCE NORTHWARDLY AND PARALLEL WITH NORTH 17TH STREET, 45.0 FEET; THENCE WESTWARDLY 111.0 FEET TO THE EASTERLY MARGIN OF SAID STREET; THENCE WITH THE EASTERLY MARGIN OF SAID STREET, SOUTHWARDLY 45.0 FEET TO THE BEGINNING.

Commonly known as: 513 N 17th St, Nashville, TN 37206-1814

Being the same property conveyed to Calen Cussimanio, an unmarried man, by deed dated February 29, 2016 of record in Deed Instrument/Case No. 20160302-0019773, in the County Clerk's Office.

True Copy Certification

I, Betsy Lanzotti, 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 Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
Jessica N Johnson

My Commission Expires: April 25, 2022
Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne