Warranty Deed

RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE STE. 540 NASHVILLE, TN 37203	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $275,000.00 Affiant Subscribed and sworn to before me, this the 8th day of May, 2020. Notary Public My commission expires: 01.08.2024

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Justin Michael Cannon		133-01-0-072.00
3206 Louise Drive		
Nashville, TN 37211		

Karen Johnson Davidson County
Batch# 398269 **DEEDWARR**
05/11/2020 12:32:43 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20200511-0048692

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOANNA M. SOMMESI AND HUSBAND, MICHAEL J. SOMMESI**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUSTIN MICHAEL CANNON AND KIMBERLY JOHNSON, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, Tennessee, being Lot No. 43 on the Plan of H.G. McNabb Subdivision of record in Plat Book 1130, Page 64, in the 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 Joanna M. Lingley, unmarried by Warranty deed from Say Chay, unmarried and Bun My Chay and wife, Rathana Chay of record in Instrument No. 20060614-0070717 and Recorded in Instrument No. 20060725-0089150 Register's Office for Davidson County, Tennessee, dated June 12, 2006 and recorded on June 14, 2006.

Being the same property conveyed to Joanna M. Sommesi and husband, Michael J. Sommesi by Quitclaim deed from Joanna M. Sommesi, f/k/a Joanna M. Lingle of record in Instrument No. 20090317-0023882 Register's Office for Davidson County, Tennessee, dated March 10, 2009 and recorded on March 17, 2009.

Being the same property conveyed to Joanna M. Sommesi and husband, Michael J. Sommesi by quitclaim deed from Joanna M. Sommesi F/K/A Joanna M. Lingley of record in Instrument No. 20120326-0025270 Register's Office for Davidson County, Tennessee, dated March 14, 2012 and recorded on March 26, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3206 Louise Drive, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of May, 2020.

Joanna M. Sommesi

Michael J. Sommesi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joanna M. Sommesi and Michael J. Sommesi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of May, 2020.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021