2452

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **447,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **05/08/2020** Notary Public MY COMMISSION EXPIRES: 3-7-2023 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 400818 DEEDWARR
05/15/2020 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,653.90
20200515-0050482

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #20-2754

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander Edward Sullivan and Kathleen Mary Pollard	Truist Bank	**091-07-0-170.00**
(NAME) **4802 Kentucky Avenue**	(NAME) PO Box 79041	
(ADDRESS) **Nashville, TN, 37209**	(ADDRESS) Baltimore, MD 21279	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Nick J. Lomascolo, unmarried** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexander Edward Sullivan and Kathleen Mary Pollard, husband and wife,** 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. 707, the westerly 12 5/6 feet of Lot No. 705 and the easterly 4 4/6 of lot No. 709 of Block No. 110, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Kentucky Avenue, 72 feet West of the westerly margin of

48th Avenue North, formerly 7th Street, being formerly Hines, Southwest corner; thence with the northerly margin of said Avenue, westwardly 42 1/2 feet thence at right angles, northwardly 150 feet to the southerly margin of an alley; thence with said alley, eastwardly 42 1/2 feet to said Hines Northwest corner; thence with his westerly line, southwardly 150 feet to the beginning.

Being the same property conveyed to Nick J. Lomascolo, an unmarried man by Deed dated April 12, 2013 from Mark A. Hayes and wife, Dawn M. Hayes, recorded April 25, 2013, in Instrument Number 20130425-0041144, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **4802 Kentucky Avenue, Nashville, TN 37209**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the 8 day of **May, 2020**.

Nick J. Lomascolo

STATE OF **TENNESSEE**
COUNTY OF Wilson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Nick J. Lomascolo**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 8 day of **May, 2020**.

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC 10/24/2020

My Commission Expires:
10/24/2020

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Ernest D Bennett III

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name

state, Ernest D. Bennett, III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

