Karen Johnson Davidson County
Batch# 409850 DEEDWARR
06/03/2020 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20200603-0057223

Warranty Deed

BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $370,000.00. Affiant Subscribed and sworn to before me, this the 26th day of May, 2020. Notary Public My commission expires: 5-2-22

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:
Sarah Kuranda James Vallone	~~NEW OWNER~~ SWBC Mortgage Corporation	141-11-0A-067.00-CO
7013 Bay Cove Trail	278 Franklin Rd. Ste 4-180	
Nashville, TN 37221	Brentwood, TN 37027	

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, **TORI M. POPE NKA TORI POPE MILEY, A MARRIED WOMAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARAH KURANDA, AN UNMARRIED WOMAN, AS TO A 65% INTEREST AND JAMES VALLONE, AN UNMARRIED MAN, AS TO A 35% INTEREST, AS TENANTS IN COMMON WITH RIGHT 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: SW JLV

Land in Davidson County, Tennessee, being Lot No. 170, on the Plan of Rolling River Estates, Phase IV, of record in Plat Book 5200, Pages 184 and 185, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to Tori M. Pope, a married man by Warranty deed from Teresa P. Parks aka Teresa P. Ateca of record in Instrument No. 20030702-0091547 Register's Office for Davidson County, Tennessee, dated June 23, 2003 and recorded on July 02, 2003.

Being the same property conveyed to Tori M. Pope by Quit deed from Tori M. Pope and Nathan Drew Pope of record in Instrument No. 20160720-0074912 Register's Office for Davidson County, Tennessee, dated July 07, 2016 and recorded on July 20, 2016.

Being also known as 7013 Bay Cove Trail Nashville, Tennessee 37221.

*Grantor warrants that she never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests.

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 7013 Bay Cove Trail, Nashville, TN 37221, 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 26th day of May, 2020.

Tori M. Pope NKA Tori Pope Miley

Tori M. Pope NKA Tori Pope Miley

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 Tori M. Pope NKA Tori Pope Miley, 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 26th day of May, 2020.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022