Karen Johnson Davidson County Batch# 410810 DEEDWARR 06/05/2020 09:09:29 AM 2 pgs Fees: $13.00 Taxes: $758.50 20200605-0057821	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$205,000.00.** Affiant Subscribed and sworn to before me, this the 29th day of MAY, 2020. Notary Public My commission expires: 1/3/23 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
AMY KAY MARIE CINELLI	RenaSant Bank	150-01-0-189.00
5105 Alabama Ave ~~**465 Clearwater Drive**~~	2001 Park Place N	
Nashville TN 37209 ~~**Nashville, TN 37217**~~	Ste 150 Birmingham AL 35203	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JOSE M. SANTOS**, UNMARRIED

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
AMY KAY MARIE CINELLI, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 155, as shown on the map entitled the Plan of Edge-O-Lake, Section VIII, of record in Plat Book 3700, Page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOSE M. SANTOS, UNMARRIED, by deed from JULIA E. TURNER, of record in Instrument No. 20031017-0154222, dated September 23, 2003, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Ave South
Nashville, TN 37212
FILE #: 0 TitG 20465

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 465 Clearwater Drive, Nashville, TN 37217.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 my/our hand(s) this 29th day of May, 2020.

Jose M Santos

JOSE M. SANTOS

State of Tennessee)

County of Davidson)

On this 29th day of MAY, 2020, before me personally appeared, **JOSE M. SANTOS,** to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be his free act and deed.

My Commission Expires: 5.9.2023

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023