Karen Johnson Davidson County
Batch# 410949 DEEDWARR
06/05/2020 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20200605-0058030

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF May 2020

Notary Public

MY COMMISSION EXPIRES: 11-8-2021

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brittany Ann Gisi	Truist Bank	060110B01900CO
(NAME) 744 Cottage Park Dr.	(NAME) 1001 Semmes Avenue	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DANIEL KETTERER AND ALEXANDRA KETTERER, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brittany Ann Gisi and Jesus Ricardo Rodriguez, as single persons,

HEREINAFTER CALLED THE GRANTEES, 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 Unit 19, Cottage Park, a horizontal property regime with private elements, as established by declaration of covenants, conditions and restrictions, as shown on plat of record in Instrument No. 20151203-0122006, as amended in Instrument No. 20160126-0007567 and Instrument No. 20160928-0102452 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Daniel Ketterer and Alexandra Ketterer, husband and wife

Being the same property conveyed to Daniel Ketterer and Alexandra Ketterer, husband and wife by Deed dated August 9, 2017 from D225, LLC, a Tennessee limited liability company, recorded August 10, 2017, in Instrument Number 20170810-0082075, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 744 Cottage Park Drive, Nashville, TN 37207

LT&E File #16554

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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

Witness my/our hand(s) this 13th day of April, 2020.

Daniel Ketterer

Alexandra Ketterer

STATE OF Ohio
COUNTY OF Cuyahoga

On this 13th day of April, 2020 before me, a notary public, personally appeared Daniel Ketterer, to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

NOTARIAL SEAL STATE OF OHIO

Notary Public JULIE L ANDERSON
My Commission Expires: 8/23/24

STATE OF Ohio
COUNTY OF Cuyahoga

On this 13th day of April, 2020 before me, a notary public, personally appeared Alexandra Ketterer, to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

NOTARIAL SEAL STATE OF OHIO

Notary Public JULIE L ANDERSON
My Commission Expires: 8/23/24

LT&E File #16554

Certificate of Authenticity

I, John Cobb Rochford, 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 Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202006050058030