WARRANTY DEED

Karen Johnson Davidson County
Batch# 412322 DEEDWARR
06/09/2020 11:39:30 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50
20200609-0058965

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 07/09/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Margaret R. Tidwell	Guaranteed Rate, Inc.	Parcel ID: 132 15 0 022.00
(NAME) 725 Elysian Fields Road	(NAME) 3940 N Ravenswood Ave	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Chicago, IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Joseph Centofonti and Katie Centofonti, both unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Margaret R. Tidwell, a single woman, and Gavin O'Neal, a single man, Tenants in Common with Rights of Survivorship** , 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 Lot No. 26 on the Plan of Elysian Fields, Section 2, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, August 16, 1948 as follows:

Beginning at a point on the Southerly margin of Elysian Fields Road at the Northwest corner of Lot No. 27, on said plan; thence with the line between said Lots Nos. 26 and 27, Southwardly 300 feet to a point; thence Westwardly 169.6 feet to the Southeast corner of Lot No. 25, on said plan; thence with the line between said Lots Nos. 25 and 26, Northwardly 300 feet to a point on the Southerly margin of said Road; thence with the Southerly margin of said Road, Eastwardly 120.8 feet to the beginning.

Being the same property conveyed to Katie Argotsinger, unmarried woman, and Joseph Centofonti, unmarried man, as joint tenants with rights of survivorship by Warranty Deed from Andrew Reuter and wife, Kristy Reuter, of record in Instrument No. 20180208-0012702, in the Register's Office of Davidson County, Tennessee, dated February 02, 2018 and recorded February 08, 2018.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 725 Elysian Fields Road, Nashville, TN 37204

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 our hands this 29 day of May, 2020

Joseph Centofonti

Katie Centofonti

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Joseph Centofonti and Katie Centofonti, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of May, 2020.

Notary Public

My Commission Expires: 11/08/2022

(SEAL)

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY