Karen Johnson Davidson County
Batch# 421257 DEEDWARR
06/19/2020 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,561.40
20200619-0065602

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV20-0397

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $422,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 9th day of June, 2020

Notary Public

Commission Expires: 1/22/24

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Collin Pisarra and Polly Burokas 1613 Gartland Avenue Nashville, TN 37206	NEW OWNERS 1613 GARTLAND AVENUE NASHVILLE, TN 37206	083-10-0-141.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Joyce Ann Gatlin, a single woman and Jan Elaine Gatlin, a single woman, joint tenants with expressed rights of survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Collin Keith Pisarra and Polly Burokas, Husband and Wife

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:

The following described real estate, situated in Davidson County, State of Tennessee, to-wit:

Being Lot No. 2 on an unrecorded Map showing a Subdivision of a part of the North part of Lot No. 81 on the Plan of Lockeland or Chadwell Homeplace, in East Nashville, as of record in Book 57, Page 135, Register's Office for said County, and also being part of Lot No. 25 on the Map of W.R. Cornelius Jr.'s Subdivision, as of record in Book 57, Page 124, said Register's Office and described according to a survey made by Pete Meyer, Surveyor, dated December 27, 1945, as follows:

Beginning at a point in the Northerly margin of Gartland Avenue, 56.1 feet West of the West margin of North 17th Street; thence along the North margin of Gartland Avenue Westerly 55 feet to the corner of Lot Nos. 2 and 3; thence with the line between said lots, Northerly 145 feet to a point; thence South 89 degrees East 54.9 feet to a point, which is 55.3 feet West of the Westerly margin of North 17th Street; thence South 1 degrees West 146 feet to the beginning.

(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1613 Gartland Avenue, Nashville, TN 37206

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of June, 2020.

Joyce Ann Gatlin

Jan Elaine Gatlin

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joyce Ann Gatlin and Jan Elaine Gatlin** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 9th day of June, 2020.

Notary Public
My Commission Expires: 9-22-2020

(Notary Seal)

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

