Karen Johnson Davidson County
Batch# 423114 DEEDWARR
06/22/2020 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20200622-0066844

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **399,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **06/18/2020** Notary Public MY COMMISSION EXPIRES: 5.2222 (AFFIX SEAL)

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #20-2886

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David A. Lazo-Blanco and Sulma E. Lopez De Lazo	NEW OWNER	**120-00-0-078.00**
(NAME) **1210 Currey Road**	(NAME)	
(ADDRESS) **Nashville, TN, 37217**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Louis J. Catignani, III and Rayberta Catignani, a married couple,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David A. Lazo-Blanco and Sulma E. Lopez De Lazo, joint tenants,** 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:

Land in Davidson County, Tennessee, being Lot No. 2 in the Subdivision of Lot No. 4 on the Plan of Ensley Lands of record in Plat Book 2, Page 70, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEGINNING on the northerly margin of Currey Road, 159.5 feet easterly from the southwest corner of the original Lot No. 4; said beginning point is also the southeast comer of Lot No. 1 conveyed to H.C. Ellis

and wife, by deed from Edward J. Moran, Jr., and wife, of record in Book 1404, page 353, Register's Office for said County, thence with the northerly margin of said Currey Road, eastwardly 150 feet to the southwest corner of Lot No. 3 on said plan; thence with the line between said Lots Nos. 2 and 3, North 1 degree 45' West 577 feet to a point; thence North 86 degrees 10' West 150 feet to the northeast comer of said Lot No. 1; thence with the line between said Lots Nos. 1 and 2, South 1 degree 45' East 580 feet to the beginning.

Being the same property conveyed to Louis J. Catignani, III and wife, Rayberta Catignani, their successors and assigns by Deed dated September 24, 2015 from Louis J. Catignani, III and wife, Raberta A. Catignani, recorded October 6, 2015, in Instrument Number 20151006-0101868, in the Register's of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1210 Currey Road, Nashville, TN 37217**
(House Number) (Street) (City, State) (Zip)

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 we do covenant with the said GRANTEE(S) 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, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **18th** day of **June, 2020**.

Louis J. Catignani III

Rayberta Catignani

Rayberta Catignani

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Louis J. Catignani, III and Rayberta Catignani,** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **18th** day of **June, 2020**.

NOTARY PUBLIC

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 2/22/22

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

