This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
105
Nashville, TN 37203
File Number: 7-20-7454

Karen Johnson Davidson County
Batch# 429302 DEEDWARR
07/01/2020 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,215.45
20200701-0071211

STATE OF TENNESSEE
COUNTY OF Davidson

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

The actual consideration or value, whichever is greater, for this transfer is $328,500.00.

Christian Antonacci
Affiant

Subscribed and sworn to before me, this the 30th day of June, 2020.

Notary Public
My Commission Expires: 1/3/23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christian Antonacci and Victor Antonacci 1509 Sunbeam Drive Nashville, TN 37013	Northwest Bank of Rockford 3106 N. Rockton Ave Rockford, IL 61103	182-01-0A-163.00-CO

WARRANTY DEED

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 consideration, the receipt of which is hereby acknowledged, I, **Jackie W. Brassfield, III, a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Victor D. Antonacci, a married person and Christian Antonacci, an unmarried person**, 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. 135, on the Plan of Sunset Hills Subdivision, Phase Three, RS-10 Subdivision-Cluster Lot Option, a Planned Unit Development, of record at Instrument Number 20130619-0063025, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jackie W. Brassfield, III, a single man, by deed from Magen Runyan, an unmarried woman, of record in Instrument No. 20161207-0128312, Register's Office for Davidson County, Tennessee, dated December 5, 2016 and recorded on December 7, 2016.

Rebecca L. Brassfield joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is ☒ improved or ☐ unimproved property located at: **1509 Sunbeam Drive, Nashville, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 30th day of June, 2020.

GRANTOR:

Jackie W. Brassfield, III

Rebecca L. Brassfield

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jackie W. Brassfield, III and Rebecca L. Brassfield, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of June, 2020.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202007010071211

True Copy Certification

I, Anita Lester, 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, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 1/3/23
Notary' Seal (if on paper)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY