# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/13/21
(AFFIX SEAL)

JENNIFER D. STACEY — STATE OF TENNESSEE NOTARY PUBLIC — WILLIAMSON COUNTY

R-VRES-20-2710

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Andrew DeFilippis and Theresa DeFilippis** | Wells Fargo Bank | |
| (NAME) **2710 Belmont Boulevard** | (NAME) P.O. Box 51162 | **117-04-0-198.00** |
| (ADDRESS) **Nashville, TN 37212** | (ADDRESS) Los Angeles, CA 90051-5462 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JESSICA DAVIS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW DEFILIPPIS AND THERESA DEFILIPPIS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Southerly 45 feet of Lot No. 1 on the Plan of Map of Victoria Place of record in Plat Book 332, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 1 front 45 feet on the Easterly side of Belmont Boulevard and runs back between parallel lines with the Northerly margin of Paris Avenue 160 feet to an alley.

Being the same property conveyed to Ralph Mastrangelo and Jessica Mastrangelo, husband and wife by Warranty deed from Margaret J. Chisholm Massey, married of record in Instrument No. 20140625-0055611 Register's Office for Davidson County, Tennessee, dated June 20, 2014 and recorded on June 25, 2014.

Divorce between Jessica Davis-Mastrangelo and Ralph Robert Mastrangelo recorded on August 01, 2017 in Instrument No. 20170801-0077708.

Further being the same property conveyed to Jessica Davis, by Quitclaim Deed from Ralph Mastrangelo, recorded simultaneously herewith at Inst. No. 20200710-0075626, Register's Office for Davidson County, Tennessee.

The said Jessica Mastrangelo is now known as Jessica Davis

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 332, Page 10, Register's Office for Davidson County, Tennessee.
- Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL-2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

Karen Johnson Davidson County
Batch# 435497 **DEEDWARR**
07/10/2020 02:12:27 PM 2 pgs
Fees: $13.00 Taxes: $5,050.50

20200710-0075627

Witness my/our hand(s) this the 9th DAY OF JULY, 2020.

Jessica Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSICA DAVIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of July, 2020.

Notary Public
My Commission Expires
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212