Karen Johnson Davidson County
Batch# 435610 DEEDWARR
07/10/2020 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20200710-0075770

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of July, 2020

Notary Public

MY COMMISSION EXPIRES: 12-18-2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Speredoula D. ~~Zaferos~~ Alger	Bank of England	142-10-0-101.00
(NAME)	(NAME)	
7232 Green Meadows LN	5 Statehouse Plaza, # 500	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Little Rock, AR 72201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, we, **Kevin Andrew Pellatiro, married, Harry Edward Kirkus, married, and Samuel Drury, married,**** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Speredoula D. Alger ~~Zaferos~~ and Patrick J. Alger,** wife and husband, 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. 28 on the Plan of Green Meadows, Section Two, as of record in Book 5210, page 37, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jerry L. Guiffre and wife, Virginia H. Guiffre, by Warranty Deed from Robert B. Hendley and Douglas C. Whiteside, dated November 22, 1978, of record in Book 5368, page 292, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Gregory Bruck and Kimberly A. Martin, both unmarried, as joint tenants with rights of survivorship, by Warranty Deed from Jerry L. Guiffre and wife, Virginia H. Guiffre, dated July 15, 1999, of record in Instrument No. 20190816-0082179, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Harry Edward Kirkus, a married man, Samuel Drury, an unmarried man, and Kevin Andrew Pellatiro, a married man, by Warranty Deed from Gregory Bruck and Kimberly A. Martin a/k/a Kimberly A. Bruck, husband and wife, dated October 1, 2019, of record in Instrument No. 20191004-0101695, Register's Office for Davidson County, Tennessee.

** "Grantors represent and warrant that the property is not now and never has been the marital residence. Therefore, the grantors spouses have not acquired any interest in the property."

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book Book 5210, page 37; Restrictions of record in Book 5376, page 552; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7232 Green Meadows Lane, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 2nd day of July, 2020.

Kevin Andrew Pellatiro

Harry Edward Kirkus

Samuel Drury, by Harry Edward Kirkus,
his Attorney-In- Fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Kevin Andrew Pellatiro and Harry Edward Kirkus, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 2nd day of July, 2020.

Notary Public
My Commission Expires: _____

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Harry Edward Kirkus, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for Samuel Drury, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Samuel Drury, the within named bargainor by the said Harry Edward Kirkus, as such Attorney-in-Fact.

Witness my hand and official seal at Franklin, Tennessee, this 2nd day of July, 2020.

Notary Public

My Commission Expires: _____

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2023

File No.: 31964

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY