BOX 10-B

Karen Johnson Davidson County
Batch# 440696 **DEEDWARR**
07/20/2020 11:01:09 AM 2 pgs
Fees: $13.00 Taxes: $2,090.50

20200720-0079275

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$565,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17TH DAY OF **JULY, 2020.**

Notary Public

MY COMMISSION EXPIRES: **May 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LORI P. MCCURRY	**CAPSTAR BANK**	**104-15-0-270.00**
(NAME) **2102 W. LINDEN AVE.**	(NAME) **2002 RICHARD JONES RD., SUITE 300A**	
(ADDRESS) **NASHVILLE, TN 37212**	(ADDRESS) **NASHVILLE, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, NOREEN LEA NALLI, AS TRUSTEE OF THE TONATLI LIVING TRUST,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LORI P. MCCURRY, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER 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. 46, as shown on the map entitled Linden Place, of record in Book 547, pages 121 and 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to NOREEN L. NALLI, by deed from SERGIO COFFA AND WIFE, BONNIE G. GARCIA, of record as Instrument No. 20120525-0045694, dated May 19, 2012, said Register's Office. NOREEN L. NALLI futher conveyed said property to NOREEN LEA NALLI, AS TRUSTEE OF THE TONATLI LIVING TRUST, by Quitclaim Deed of record as Instrument No. 20190405-0031038, dated March 21, 2019, said Register's Office.

This conveyance is subject to matters shown on the Plat Book 547, Pages 121 and 122; Restrictive Covenants of record in Book 1174, Page 279; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(**X**) property, known as **2102 W. LINDEN AVE., NASHVILLE, TN 37212**
(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 my hand this 17th day of July, 2020.

Noreen Lea Nalli, as Trustee of the Tonatli Living Trust

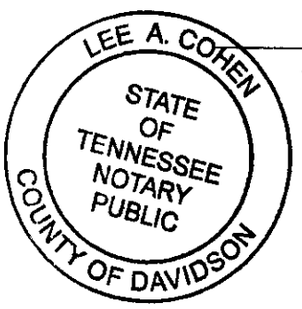
NOREEN LEA NALLI, AS TRUSTEE OF THE TONATLI LIVING TRUST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Noreen Lea Nalli, as Trustee of the Tonatli Living Trust**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17th day of July, 2020.

My Commission Expires: **May 2, 2022**



Lee A. Cohen

Notary Public