Prepared By:
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Nashville, TN 37203
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Karen Johnson Davidson County
Batch# 440776 DEEDWARRSP
07/20/2020 12:44:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20200720-0079399

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Timothy F. Corvino and Dina M. Corvino, Trustees 1 Tower Ln Old Greenwich, CT 06870	Timothy F. Corvino and Dina M. Corvino, Trustees 1 Tower Ln Old Greenwich, CT 06870	Map/Parcel 132-13-0-007.00

FOR AND IN CONSIDERATION of the sum of TEN 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, Timothy F. Corvino and Dina Corvino, owning the below mentioned real property as tenants by the entirety, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey that certain real property located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto to Timothy F. Corvino and Dina M. Corvino, Trustees of the Corvino Family Trust dated September 3, 2019, and any amendments thereto, said Trustees hereinafter collectively called the GRANTEES.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever.

GRANTORS covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, that they have good right to convey it and the same is

unencumbered except for general or special taxes and assessments required to be paid in the year 2019 and subsequent years, and subject to all other matters of record.

GRANTORS further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the said land to the GRANTEES, their successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTORS, but not otherwise.

GRANTORS and GRANTEES acknowledge and agree that Tenn. Code Ann. § 35-15-510 shall apply to the real property conveyed by this Special Warranty Deed and all proceeds related to such real property.

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.

(Signatures on Following Page)

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

Witness the execution of this Deed by the undersigned as of this 7 day of June, 2020.

GRANTORS:

Timothy F. Corvino

Dina Corvino

Dina Corvino

GRANTEES:

Timothy F. Corvino, Trustee of the
Corvino Family Trust
dated September 3, 2019, and
any amendments thereto

Dina Corvino

Dina M. Corvino, Trustee of the
Corvino Family Trust
dated September 3, 2019, and
any amendments thereto

STATE OF Connecticut)
COUNTY OF Fairfield) Greenwich

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Timothy F. Corvino and Dina Corvino, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Greenwich, Connecticut, this 7th day of July, 2020.

Notary Public Anna Marie Verzosa

My Commission Expires: November 30, 2024

ANNA MARIE VERZOSA
Notary Public
Connecticut
My Commission Expires Nov 30, 2024

STATE OF Connecticut)
COUNTY OF Fairfield) Greenwich

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, Timothy F. Corvino and Dina M. Corvino, Trustees of the Corvino Family Trust dated September 3, 2019, and any amendments thereto, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained by signing their names as Trustees on behalf of the Trust.

WITNESS my hand and seal, at office in Greenwich, Connecticut, this 7th day of July, 2020.

Notary Public Anna Marie Verzosa

My Commission Expires: November 30, 2024

ANNA MARIE VERZOSA
Notary Public
Connecticut
My Commission Expires Nov 30, 2024

STATE OF Connecticut)
COUNTY OF Fairfield) Greenwich

The actual consideration or value whichever is greater, for this transfer is $0.00. The trust named herein is a revocable trust. No transfer tax is payable pursuant to Tenn. Code Ann. Sec. 67-4-409(a)(3)(F).

Affiant

Sworn to and subscribed before me this 7th day of July, 2020.

Notary Public

My Commission Expires: November 30, 2024

ANNA MARIE VERZOSA
Notary Public
Connecticut
My Commission Expires Nov 30, 2024

EXHIBIT A
LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, Tennessee and being more particularly bounded and described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Waterswood Acres of record in Plat Book 3300, Page 92, in the Register's Office for Davidson County, Tennessee.

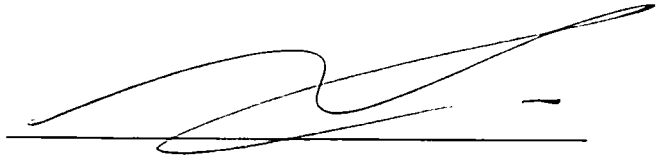
Said Lot No. 4 fronts 215 feet on the North side of Waterswood Drive and extends back 202.4 feet on the Westerly line and 213 feet on the Easterly line to a dead line in the rear on which it measures 215.3 feet.

Being the same property conveyed to Timothy F. Corvino and Dina Corvino, husband and wife, by Warranty Deed dated September 30, 2019, and of record as Instrument No. 20191007-0102405, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 918 Waterswood Drive, Nashville, TN 37220.

Certificate of Authenticity

I, CHRIS HAWKINS, 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.

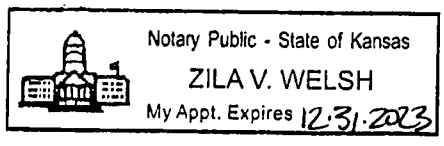


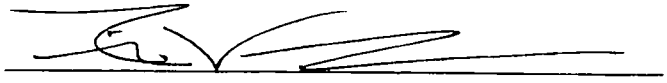
Signature

State of Kansas

County of Johnson

Personally appeared before me, ZILA V. WELSH, a notary public for this county and state, CHRIS HAWKINS 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: 12-31-2023.

Notary's Seal (If on paper)