Karen Johnson Davidson County
Batch# 441007 DEEDWARR
07/21/2020 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20200721-0079711

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Anthony Gaetano Natale &
~~5504 Knollcrest~~ P.O. Box 1130
~~Hermitage, TN 37076~~ Mt. Juliet, TN 37121

SEND TAX BILL TO:
~~Renasant Bank~~
New owner

MAP/PARCEL 087-05-0A-143.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jon Sharp, a single man, hereafter called the GRANTOR,** has bargained and sold, and by these presents, do transfer and convey unto **Anthony Gaetano Natale, married, hereafter called the GRANTEES,** his/their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Final Plat of Farmingham Woods, Phase IV of record in Plat Book 7900, Page 555, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jon Sharp by Warranty deed from Richard D. Huckabay Jr., unmarried of record in Instrument No. 20080910-0092498 Register's Office for Davidson County, Tennessee, dated September 05, 2008 and recorded on September 10, 2008.

This is improved property known as: **5504 Knollcrest, Hermitage, Tennessee 37076.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his/their heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES his/their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 20th day of July, 2020.

WITNESS MY HAND on this the 20th day of July, 2020

Jon Sharp

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jon Sharp,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 20th day of July, 2020.

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 06-25-2024

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $225,000.00.

AFFIANT

Subscribed and sworn to before me this the 20th day of July, 2020.

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 200520

Tennessee Certification of Electronic Document

I, Sandy Mitsos (Signer's Name), 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 Wilson

Personally appeared before me, Beverly J. Heatherly (Notary's Name), a notary public for this county and state, Sandy Mitsos (Signer's Name), 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: 05-09-23

NOTARY'S SEAL

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241
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