Karen Johnson Davidson County
Batch# 441147 DEEDWARR
07/21/2020 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20200721-0079863

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

ADDRESS NEW OWNER:
Kim Ann & Roger W. Desarro
3664 Coles Branch Drive
Antioch, TN 37013

SEND TAX BILL TO:
Regions Bank d/b/a Regions Mortgage
2050 Parkway Office
Tax Bills
Birmingham, AL 35244

MAP/PARCEL 173-16-0A-078.00

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, **Thomas M. Allen, unmarried, hereafter called the GRANTOR,** has bargained and sold, and by these presents, do transfer and convey unto **Kim Ann Desarro and Roger W. Desarro, wife and husband, hereafter called the GRANTEES,** 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. 91 on the Plan of Final Plat of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1 of record in Plat at Instrument No. 20030213-0020016, 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 Thomas M. Allen, unmarried by Warranty deed from Gary J. Visconti and Stephanie M. Visconti, husband and wife of record in Instrument No. 20130610-0058740 Register's Office for Davidson County, Tennessee, dated June 06, 2013 and recorded on June 10, 2013.

This is improved property known as: **3664 Coles Branch Drive, Antioch, Tennessee 37013.**

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, 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, has 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 their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 15th day of July, 2020.

WITNESS MY HAND on this the 15th day of July, 2020

Thomas M. Allen

Thomas M. Allen

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Thomas M. Allen,** 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 15th day of July, 2020.

Beverly J. Heatherly

NOTARY PUBLIC

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $315,000.00.

AFFIANT

Subscribed and sworn to before me this the 15th day of July, 2020.

Beverly J. Heatherly

NOTARY PUBLIC

My Commission Expires: 09-09-23

File No: 200388

202007210079863

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Lissa Groom

Notary Public

My Commission Expires: 9-16-2020

