FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **330,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **07/22/2020** Notary Public MY COMMISSION EXPIRES: **01.08.2024** (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 442755 **DEEDWARR**
07/23/2020 11:35:10 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20200723-0081087

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #20-2994

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emma Smith and Matthew James Valluzzi	New Owner	**071-08-0-203.00**
(NAME) **523 Wesley Avenue**	(NAME)	
(ADDRESS) **Nashville, TN, 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Travis Terrell, unmarried and Tina Ann Terrell, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emma Smith and Matthew James Valluzzi, both unmarried, joint tenants with right of survivorship** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 74, on the Plan of Joywood Heights, Section One, of record in Book 1130, Page 91, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Travis Terrell, unmarried and Tina Ann Terrell, unmarried by Deed dated October 8, 2013 from Jimmy Parra-Alvarado, unmarried, recorded October 9, 2013, in Instrument Number 20131009-0106207, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **523 Wesley Avenue, Nashville, TN 37207**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 22 day of **July, 2020.**

Travis Terrell

IN WITNESS WHEREOF, this instrument has been executed on this the 15th day of **July, 2020.**

Tina Ann Terrell

STATE OF Texas
COUNTY OF Titus

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Tina Ann Terrell**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 15th day of **July, 2020.**

TAWANA K KIZER
Notary Public
State of Texas
ID # 1041657-9
My Comm. Expires 01/16/2024

NOTARY PUBLIC My Commission Expires:

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Travis Terrell**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 22 day of **July, 2020.**

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC My Commission Expires: 10/24/2020