Karen Johnson Davidson County
Batch# 443875 DEEDWARR
07/24/2020 01:01:58 PM 2 pgs
Fees: $13.00 Taxes: $2,199.28
20200724-0081630

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1330

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 consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph Gemmato and Carmella Gemmato, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard Tyson and Masami Tyson, a married couple**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 4207, as shown on the plan of Stammer Park, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Instrument 200710180123611 and amended in Instrument 201108080060835, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being a portion of the same property conveyed to Joseph Gemmato and Carmella Gemmato, husband and wife by Warranty deed from Haury and Smith Contractors, Inc., a Tennessee corporation of record in Instrument No. 20130222-0017927 Register's Office for Davidson County, Tennessee, dated February 12, 2013 and recorded on February 22, 2013.

Joseph Gemmato and Carmella Gemmato appointed Catherine Gemmato-Smith, as attorney-in-fact by General Power of Attorney dated July 26, 2017, of record as Inst. No. 20200710-0075581 and Inst. No. 20200710-0075582, Register's Office for Davidson County, Tennessee. The General Power of Attorney for both Joseph Gemmato and Carmella Gemmato have not been amended or terminated.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4207 Stammer Place, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Richard Tyson 4207 Stammer Place Nashville, TN 37215	NEW OWNER	131-02-3A-004.00-CO

WITNESS THE EXECUTION HEREOF this 21st day of July, 2020.

Joseph Gemmato by Catherine Gemmato-Smith as his attorney-in-fact

Joseph Gemmato by Catherine Gemmato-Smith
His Attorney-in-Fact

Carmella Gemmato by Catherine Gemmato-Smith as her attorney-in-fact

Carmella Gemmato by Catherine Gemmato-Smith
Her Attorney-in-Fact

State of Tennessee)
County of Davidson)

On this the 21st day of July, 2020, before me personally appeared Catherine Gemmato-Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Joseph Gemmato and Carmella Gemmato, acknowledged that such person executed the same as the free act and deed of Joseph Gemmato and Carmella Gemmato.

Notary Public

My Commission Expires: 3/8/22

ANGELA K. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Williamson **)**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 594,400.00.**

Affiant

Sworn and subscribed before me on this the 21st day of July, 2020.

Notary Public

My Commission Expires: 03-08-21

GEORGETTE R. KENNEDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY