Karen Johnson Davidson County
Batch# 452366 DEEDWARR
08/07/2020 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,016.62
20200807-0088020

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Matthew J. Anderson, Esq., Trustee of The 1124 White Mountain Lane Trust dated August 6, 2020 933 E Trinity Ln Nashville, TN 37207	Matthew J. Anderson, Esq., Trustee of The 1124 White Mountain Lane Trust dated August 6, 2020 933 E Trinity Ln Nashville, TN 37207	135-14-0A-026.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Alfred Patrick Perratta, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Matthew J. Anderson, Esq., Trustee of The 1124 White Mountain Lane Trust dated August 6, 2020,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Final Plat - Phase Two, Pinnacle Point Subdivision, of record in Plat Book 6900. Page (s) 140 and 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This is the same legal description as the previous conveyance.

Being the same property conveyed to Alfred A. Perratta, a single man, by Warranty Deed from Paulo H. Silveira and Ana C. Vieira, joint tenants with rights of survivorship, of record in Instrument No. 20150625-0061119, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 1124 White Mountain Lane, Antioch, TN 37013.

This conveyance is subject to:
- Taxes for 2020 and subsequent years, liens not yet due and payable.
- Any and all easements and restrictions of record not stated herein.
- All matters of record in Instrument No. 20150625-0061120, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of August, 2020.

_____(SEAL)
Alfred Perratta

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of August, 2020, before me personally appeared Alfred Perratta, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of August, 2020.

Taylor Anderson
Notary Signature
My commission expires: 07-03-2023



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $274,761.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
6th day of August, 2020.

Notary Public
My commission expires: 07-03-2023
File No. 2020-228

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023

True Copy Certification

I, Matthew Anderson, 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 Davidson

Personally appeared before me, Taylor Anderson, a notary public for this county and state, Matthew Anderson, 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: July 3rd, 2023

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023