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

Karen Johnson Davidson County
Batch# 467069 **DEEDWARR**
08/31/2020 11:33:58 AM 2 pgs
Fees: $13.00 Taxes: $1,923.63

20200831-0098468

39-B
File #20-1288

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 **Elizabeth Cuccias and Phillip Cuccias, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Katherine E. Randolph and Brian L. Purvis** , 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 Lot No. 12, on the Map of D.M. Mincy's Addition to Flat Rock, as of record in Book 547, page, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete description thereof.

Being the same property conveyed to Elizabeth Cuccias and Phillip Cuccias, wife and husband by deed from Allen Perry and Leah Perry, husband and wife, dated December 5, 2017 of record in Inst. No. 20171205-0124162, Register's Office for Davidson County, Tennessee.

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: 3509 A Sanford Avenue, Nashville, TN 37211.

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:
Katherine E. Randolph
3509 A Sanford Avenue
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT
Shelter Lending Services
4000 W. Brown Deer Rd
Suite E
Brown Deer, WI 53209

TAX MAP-PARCEL #:
133-06-0-282.00

WITNESS THE EXECUTION HEREOF this 28th day of ~~July~~ August, 2020.

Elizabeth Cuccias

Phillip Cuccias

State of Tennessee)
County of Davidson)

On this 28th day of July, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Elizabeth Cuccias and Phillip Cuccias, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA KROSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ ~~525,000.00~~ XXXXXXXX.** $519,900.00

Affiant

Sworn and subscribed before me on this the 28th day of ~~July~~ August, 2020.

DAVID GANT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: MAR 6, 2024