Karen Johnson Davidson County
Batch# 468290 DEEDWARR
09/02/2020 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,246.90
20200902-0099617

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

39-B
File #20-1335

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 **Susan E. Borrelli, Trustee, of the Susan E. Borrelli Living Trust, dated March 18, 2010**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew Scott Ractliffe, married man**, 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. 194, on the Plan of Part of West Grove Subdivision, of record in Book 421, page 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Susan E. Borrelli, Trustee of the Susan E. Borrelli Living Trust, dated March 18, 2010 by deed from Barbara Bain Brown and Jerry Bain, dated March 19, 2010, of record in Inst No. 20100324-0021967, 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: 3611 Nebraska Avenue, Nashville, TN 37209.

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 #:
Matthew Scott Ractliffe		104-01-0-309.00
3611 Nebraska Avenue	New Owner	
Nashville, TN 37209		

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

Susan E. Borrelli, Trustee of the Susan E. Borrelli Living Trust, dated March 18, 2010

Susan E. Borrelli, Trustee of the Susan E. Borrelli Living Trust, dated March 18, 2010 dated on Marc

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State of California
County of Los Angeles

On this 28th day of August, 2020, before me the undersigned, a Notary Public in and for the State and County aforesaid, Susan E. Borrelli, with whom ~~I am personally acquainted, or~~ proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is Trustee and Settlor of the Susan E. Borrelli Living Trust, dated March 18, 2010,and is authorized to execute this instrument, and that she has executed this instrument on behalf of the Susan E. Borrelli Living Trust, dated March 18, 2010.

Notary Public

My Commission Expires: 1/27/2022

KARENDAA K HORDAGOUA
Notary Public - California
Los Angeles County
Commission # 2229623
My Comm. Expires Jan 27, 2022

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 337,000.00.**

Affiant

Sworn and subscribed before me on this the 31st day of August, 2020.

Notary Public

My Commission Expires: 10-02-2023

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

True Copy Certification

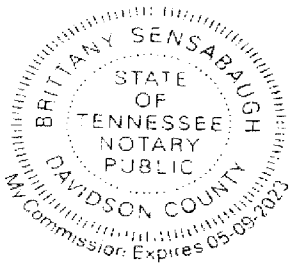
I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 05-09-23