Karen Johnson Davidson County
Batch# 469279 DEEDWARR
09/03/2020 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20200903-0100572

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No. AT0007336

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Iris Nicoletto	FBC Mortgage, LLC	
(NAME)	(NAME)	
1175 Fitzpatrick Road	1230 Commerce Park Drive, Ste 116	108-04-0A-134.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37214	Longwood, FL 32779	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Thomas Gilbert Mercado and Kathleen Smith-Mercado, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Iris Fay Nicoletto and Daniel Nicoletto, wife and husband,** HEREINAFTER CALLED THE GRANTEE, 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 Villages of Larchwood, Phase II, Section IVB of record in Plat at Instrument No. 20040115-0006250, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas Gilbert Mercado and Kathleen Smith Mercado, husband and wife by Warranty deed from Annette L. Meyrose, unmarried and Michele L. Miles, married of record in Instrument No. 20180301-0019385 Register's Office for Davidson County, Tennessee, dated February 27, 2018 and recorded on March 01, 2018.

And corrected in Scrivener's Affidavit of recording in Instrument No. 20200831-0098566 Register's Office for Davidson County, Tennessee, dated August 31, 2020 and recorded on August 31, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1175 Fitzpatrick Road, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Witness my hand this 31st day of August, 2020.

Thomas Gilbert Mercado by Leslie A. Garside, as his attorney in fact

Thomas Gilbert Mercado by Leslie A. Garside
as his Attorney in fact

Kathleen Smith Mercado by Leslie A. Garside, as attorney in fact

Kathleen Smith-Mercado by Leslie A. Garside
as her Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Leslie A. Garside, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for Thomas Gilbert Mercado, and that this instrument was executed on behalf of the said Thomas Gilbert Mercado for the purposes therein contained.

Witness my hand and official seal this 31st day of August, 2020.

Notary Public D Hardwick

My Commission Expires: 5/23/2023

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Leslie A. Garside, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for Kathleen Smith-Mercado, and that this instrument was executed on behalf of the said Kathleen Smith-Mercado for the purposes therein contained.

Witness my hand and official seal this 31st day of August, 2020.

Notary Public D Hardwick

My Commission Expires: 5/23/2023

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY