Karen Johnson Davidson County
Batch# 484540 DEEDWARR
09/28/2020 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20200928-0111229

RECORDING INFORMATION

STATE OF TN)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $240,000.00.

Affiant

Sworn to and subscribed before me this 25th day of Sept. 2020.

Notary Public

My Commission Expires: 11-22-2023

MISTY D COGDILL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER
My Commission Expires November 22, 2023

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

(SEAL)

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Joseph Paul Verzilli 1400 Kirkland Avenue Nashville, TN 37216	FirstBank 318 Seaboard Lane, Suite 205 Franklin, TN 37067	072-07-0-048.00

This Indenture is made on the 25th day of September, 2020, by and between **SAMMY M. SMITH** ("Grantor"), and **JOSEPH PAUL VERZILLI, AN UNMARRIED MAN** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, Being the Westerly 30.0 feet of Lot No. 20 and the Easterly 49.0 front feet, 6.0 rear feet, 6.0 rear feet of Lot No. 19, on the Plan of L.A. Warren's Resubdivision of Block "C" R.M. Dudley's Subdivision of record in Plat Book 843, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said property fronts 79.6 feet on the Northerly margin of Kirkland Avenue, formerly Oxford Street, and extends back 150.0 feet on the Easterly line and 142.5 feet, more or less, on the Westerly line to a dead line in the rear, measuring 36.00 feet thereon.

Being the same property conveyed to Sammy M. Smith by Special Warranty deed from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America of record in Instrument No. 20120203-0009876 Register's Office for Davidson County, Tennessee, dated January 09, 2012 and recorded on February 03, 2012. (Value of consideration shown in aforementioned deed $69,000.00.) Being also known as 1400 Kirkland Avenue Nashville, Tennessee 37216.

This is improved property known as 1400 Kirkland Avenue, Nashville, TN 37216.

This conveyance is being made subject to:

1. Taxes for the year 2020, and subsequent years a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 843, Page 102, Register's Office for Davidson County, Tennessee.

3. Subject to T.V.A. Easement of record in Book 1136, Page 167, in the Register's Office for Davidson County, Tennessee.

4. Subject to Agreement for Dedication of Easement of record in Book 4045, Page 246, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 25th day of September, 2020.

GRANTOR:

Sammy M. Smith

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, SAMMY M. SMITH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of Sept, 2020.

Notary Public

My Commission Expires: 11-22-2023

MISTY D COGDILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires November 22, 2023

TRUE COPY CERTIFICATION

I, BRITTANY FLYNN, 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.

Brittany Flynn

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned notary public for the aforesaid State and County, BRITTANY FLYNN with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 2-28-2023

RYAN P. GARDNER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY