Karen Johnson Davidson County
Batch# 489385 DEEDWARR
10/05/2020 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.13
20201005-0114848

WARRANTY DEED

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF SARASOTA

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $454,900.00.

Nicholas M Palladino Susan C Palladino
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2020.

Patricia Glah
Notary Public

PATRICIA GLAH
Notary Public, State of Florida
Commission # GG 981435
My Comm. Expires Apr 23, 2024
Bonded through National Notary Assn.

MY COMMISSION EXPIRES: 4-23-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tim Wayman and Erin Kenna	Pinnacle	155 07 0A 035.00
(NAME) 7149 Forrest Oaks Drive	(NAME) 150 3rd Ave S #100	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Nicholas M. Palladino Jr. and wife, Susan C. Palladino**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Tim Wayman and Erin Kenna, husband and wife**, hereinafter called the Grantees, 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. 18, on the Plan of POPLAR CREEK ESTATES, PHASE III, SECTION "A", of record in Plat Book 7900, Page 696, said Reigster's Office to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nicholas M. Palladino, Jr. and wife, Susan C. Palladino by Warranty Deed from Donald W. Johnson and wife, Kay B. Johnson dated December 27, 1995 and recorded December 28, 1995, in Book 9900, Page 747, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7149 Forrest Oaks Drive, Nashville, TN 37221

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 our hands this 1st day of October, 2020.

Nicholas M. Palladino Jr

Susan C. Palladino

STATE OF FLORIDA
COUNTY OF SARASOTA

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Nicholas M. Palladino Jr and wife, Susan C. Palladino, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of October, 2020.

Patricia Glah
Notary Public

My Commission Expires: 4-23-2024

(SEAL)

PATRICIA GLAH
Notary Public - State of Florida
Commission # GG 981435
My Comm. Expires Apr 23, 2024
Bonded through National Notary Assn.

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY