WARRANTY DEED

Karen Johnson Davidson County
Batch# 493964 DEEDWARR
10/12/2020 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20201012-0118337

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of October, 2020.

Notary Public

My commission expires: 10-2-2023

(AFFIX SEAL)

CORYLYN S. PRIEST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Rachel Verdin Jacob Verdin	United Wholesale Mortgage	Map 133-04-0 Parcel 060.00
1004 Antioch Pike	P.O. Box 11733	
Nashville, TN 37211	Newark, New Jersey 07101	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Larissa Lentile, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rachel Verdin and Jacob Verdin, wife and husband

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. 2 on the Final Plat of Lentile 3 Lot Subdivision, of record in Instrument No. 20180430-0040699, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Together with an Access Easement across Lot 1 to benefit Lot 2 as shown on said plan of record.

Being the same property conveyed to Larissa Lentile, unmarried, by Deed dated June 30, 2017 from Lillian Machado, unmarried, of record in Instrument No. 20170711-0069540, Register's Office for Davidson County, Tennessee and Scrivener's Affidavit dated January 17, 2018 of record in Instrument No. 20180412-0034552, said Register's Office.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Instrument No. 20180430-0040699, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4298, Page 670, Register's Office for Davidson County, Tennessee. (3) Subject to the flow of a creek across the front portion of said lot. (4) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **1004 Antioch Pike, 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 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/our hand(s) this **9th** day of **October, 2020.**

Larissa Lentile

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Larissa Lentile,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **October, 2020.**

Notary Public

My Commission Expires: 10-7-23

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

True Copy Certification

I, STEVE Berneman 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, Sondra Moungey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021