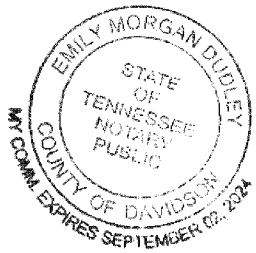
Karen Johnson Davidson County
Batch# 494162 DEEDWARR
10/13/2020 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,428.20
20201013-0118630

WARRANTY DEED



File No.: AGL-20-813

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $386,000.00.

Julie Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of October, 2020.

Emily Dudley
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine Poulos and Samuel Moore	Navy Federal Credit Union	142-03-0-056.00
(NAME)	(NAME)	
813 Stirrup Drive Nashville, TN 37221	820 Follin Lane Vienna, VA 22180	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **LOUISE R. FONTECCHIO, UNMARRIED**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **KATHERINE POULOS, UNMARRIED WOMAN AND SAMUEL MOORE, UNMARRIED MAN, AS JOINT TENANTS WITH COMMON LAW RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 326 on the Plan of Walnut Hill Manor, Section 1, of record in Book 4460, Page 108, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronald J. Fontecchio and wife, Louise R. Fontecchio, by Warranty Deed from Billy M. Brown and wife, Hazel L. Brown, dated April 25, 1977, recorded April 27, 1977, in Book 5140, Page 787, in the Register's Office of Davidson County, Tennessee.

Ronald J. Fontecchio having passed on July 10, 2020 leaving Louise R. Fontecchio as the remaining tenant by entirety.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 813 Stirrup Drive, Nashville, TN 37221
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 GRANTEE(S), 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 7th day of October, 2020

Louise R. Fontecchio

STATE OF FLORIDA

COUNTY OF Duval

On this 7th day of October, 2020, before me personally appeared Louise R. Fontecchio, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of October, 2020.

Notary Signature
My commission expires:

ANDY PEREZ
MY COMMISSION # GG084193
EXPIRES January 19, 2021

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

