Karen Johnson Davidson County
Batch# 494517 DEEDWARR
10/14/2020 09:12:29 AM 2 pgs
Fees: $13.00 Taxes: $814.00
20201014-0119168

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Subscribed and sworn to before me, this 8 day of October 2020.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
John T Feeney, IV	Churchill Mortgage Corp.	161-11-0A-035.00
377 Huntington Ridge	1749 Mallory Ln. Ste. 100	
Nashville, TN 37211	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Diana Iafrate, an unmarried woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **John T Feeney, IV, an unmarried man,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 35 on the Plan of Huntington Ridge Townhouses, of record in Plat Book 4675, Page 9, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Diana Iafrate, from R. Jeanine Jackson, by Warranty Deed and recorded on March 18, 2014 of record instrument number 20140318-0022345, Registers Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 377 Huntington Ridge, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 8th day of October, 2020.

Diana Iafrate

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Diana Iafrate,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 8th day of October, 2020.

Notary Public

My Commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2020076760