Karen Johnson Davidson County
Batch# 500434 DEEDWARR
10/22/2020 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20201022-0123084

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 11-30-2020
(AFFIX SEAL)

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
My Comm. Exp.
November 30, 2020
COUNTY OF SUMNER

J-SB-TPM-20-1109

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Richard Joseph Axe	**Renasant Bank**	
(NAME)	(NAME)	
1109 Pennock Avenue	**2001 Park Place North, Suite 650**	**82-3-318.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Birmingham, AL 35203**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JARED ROMANO, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARD JOSEPH AXE, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 31 on the Map of Crutcher Bros. Plan, of record in Plat Book 161, Page 158, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jared Romano by Warranty Deed from Doreen Smith and Cherry Pearson, both married, recorded July 11, 2014 in Instrument No. 20140711-0061154, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on the Plan of record in Plat Book 161, Page 158, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1109 Pennock Avenue, Nashville, Tennessee 37207**.

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; 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 hand this the 20th DAY OF OCTOBER, 2020.

Jared Romano

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 20th of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

REBECCA D PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires September 24, 2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, KRISTEN TRAINI, 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, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

