Karen Johnson Davidson County
Batch# 503398 DEEDWARR
10/29/2020 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,030.08
20201029-0126070

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~279,900.00~~ $278,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of October 2020

Notary Public

Commission Expiration: 3.6.2024

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Mary Stagnitto and Georgianne McCaskill 1274 General George Patton Rd. Nashville, TN 37221	~~SAME AS NEW OWNER.~~ Planet Home Lending 105 Maxess Rd #N107 Melville NY 11747	-142 09 0E 073.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Thomas Justin Odom,** a single man, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Stagnitto, unmarried and Georgianne McCaskill, unmarried as joint tenants with right of survivorship,** 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:

Property known as 1274 General George Patton Rd. Nashville, TN 37221, County of Davidson to wit:

Being Unit 1274, together with carport designated No. C-1274 on the Plan of Section Seven, Phase One, River Plantation, Condominium Apartments of record in Plat Book 5200, Pages 705 and 706, amended in Book 6392, Page 321, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Seven), a horizontal property regime established by Master Deed of record in Book 6226, Page 9, said Register's Office.

Being the same property conveyed to Thomas Justin Odom,a single man, by deed from Charles E. Gilbert, Jr and wife, Kristi A. Gilbert, dated 05/05/2014 filed and recorded 05/12/2014 of record as Instrument No. 20140512-0040316, said Register's Office.

Tax Map and Parcel ID is as follows 142 09 0E 073.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 1274 General George Patton Rd., 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 unemcumbered, 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.

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Witness my hand this 20 day of October, 2020.

Thomas Justin Odom

STATE OF ~~TENNESSEE~~ TX
COUNTY OF ~~DAVIDSON~~ Collin

On this , before me personally appeared **Thomas Justin Odom**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 20 day of Oct, 2020

LISA M STARNES
Notary ID #125289240
My Commission Expires
May 5, 2021

Notary Public

Commission Expiration: 5/5/21

LTE File No.: 20-2576TN

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

