Karen Johnson Davidson County
Batch# 508709 DEEDWARR
11/04/2020 10:36:00 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00
20201104-0129083

WARRANTY DEED

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-24-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gerald J Colamarino and Lee P Colamarino 2216 White Avenue Nashville, TN 37204	← Same	105-14-0-136

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Chloe Campbell Witmer, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Gerald J Colamarino and Lee P Colamarino**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Yarbrough's Subdivision of Blocks 19, 20 and other blocks in Woodlawn as of record in Book 161, Page 104, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andrew D. Stahl and Chloe W. Stahl, husband and wife by Deed from Todd R. Grooms and wife, Ashley B. Grooms, dated 08/04/2017 and recorded 08/09/2017, of record in Instrument 201708090081633, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Chloe Campbell Witmer (formerly known as Chloe Stahl), unmarried by Warranty Deed from Andrew Stahl, unmarried, dated 08/24/2020 and recorded 08/31/2020, of record in Instrument 202008310098212, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 2216 White Avenue, Nashville, TN 37204

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 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 the 30th day of October, 2020.

Chloe Campbell Witmer

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Chloe Campbell Witmer with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 30th of October, 2020.

Notary Public

My Commission Expires: 11/6/2023

(SEAL)

