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Warranty Deed

Karen Johnson Davidson County
Batch# 515591 DEEDWARR
11/12/2020 03:47:33 PM 2 pgs
Fees: $13.00 Taxes: $980.50

20201112-0133743

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $265,000.00

Affiant

Subscribed and sworn to before me, this the 2nd day of November, 2020

Notary Public
I. Dyke Tatum
My commission expires: 5/3/2021

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Melissa Nemmer	Mortgage Investors Group	103-15-0B-115.00-CO
4487 Post Place #115	8320 East Walker Springs Lane, Suite 200	
Nashville, TN 37205	Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES D. PETRUCELLI, AN UNMARRIED MAN, EVELYN PETRUCELLI SPENCER, A MARRIED WOMAN*, AND JOHN PETRUCELLI, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELISSA NEMMER,*** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: *** an unmarried woman**

Land in Davidson County, Tennessee, being Unit No. 115 of Lion's Head Condominium, a Condominium or horizontal Property regime established by Master Deed of record in Book 5340, page 70, Register's Office for Davidson County, Tennessee, and shown on a Plan of record in Book 5200, page 82, said Register's Office.

Being the same property conveyed to Evelyn Jones Petrucelli by Special Warranty deed from Lions Head Associates, a general partnership composed of Andrews Properties, Inc. and Cherokee Properties, Inc., Tennessee corporations of record in Book 5428, page 317, Register's Office for Davidson County, Tennessee, dated April 27, 1979 and recorded on April 30, 1979. (Value or consideration shown in aforementioned deed $62,950.00.)

Evelyn Jones Petrucelli having died in 1984.

Being the same property conveyed to James D. Petrucelli, Evelyn Petrucelli Spencer, and John Petrucelli in Equal Shares by Administratrix's Quitclaim deed from Evelyn Petrucelli Spencer, as Administratrix of the Estate of Evelyn Jones Petrucelli of record in Instrument No. 20111014-0080151 Register's Office for Davidson County, Tennessee, dated October 07, 2011 and recorded on October 14, 2011.

**This being estate property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4487 Post Place #115, Nashville, TN 37205, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of ~~September~~ November, 2020.

James D. Petrucelli

John Petrucelli

Evelyn Petrucelli Spencer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James D. Petrucelli, John Petrucelli, and Evelyn Petrucelli Spencer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022