Record + Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-9012-DJ

Karen Johnson Davidson County
Batch# 515638 DEEDWARR
11/13/2020 08:03:30 AM 5 pgs
Fees: $28.00 Taxes: $1,257.63
20201113-0133792

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $339,900.00.

Lee Matthew Cretella
Affiant

Subscribed and sworn to before me, this the 9th day of November, 2020.

Jim Myers
Notary Public
My Commission Expires: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lee Matthew. Cretella **2958 Greer Road** **Goodlettsville, TN 37072**	Paramount Residential Mortgage Group Inc. 1265 Corona Pointe Court Corona, CA 92879	011-00-0-197

WARRANTY DEED

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, we, **Christopher D. Lacy and Brooke M. Lacy, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lee Matthew Cretella, a single man,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in the 10th councilmanic district of Davidson County, Tennessee, described as Tract No. 2 on a survey dated September 24, 2002, by Tommy E. Walker, Registered Land Surveyor, License No. 1465, as follows:

Beginning at an iron pin the easterly margin of Greer Road said beginning point being marked from the Northwest corner of the property conveyed to Robert L. Hullett et ux, of record in deed book 9500, page 57, Register's Office for Davidson County, Tennessee (Map 11, Parcel 118, TAODCT), for the following calls:

On a curve having a radius of 3,564.94 feet, a tangent of 146.00 feet, a delta of 4 degrees 41 minutes 25 seconds, a chord of 291.75 feet, and a chord bearing of North 13 degrees 15 minutes 07 seconds East for a length of 291.83 feet to a point; thence continuing on a curve, having a radius of 279.01 feet, a tangent of 75.69 feet, a delta of 30 degrees 21 minutes 21 seconds a chord of 146.10 feet, and a chord bearing of North 00 degrees 51 minutes 40 seconds East for a length of 147.82 feet to a point; thence North 14 degrees 19 minutes 01 seconds west 41.83 feet; thence on a curve having a radius of 432.96 feet, a tangent of 118.82 feet, a delta of 30 degrees 41 minutes 36 seconds, a chord of 229.17 feet, a chord bearing of North 01 degrees 26 minutes 55 seconds East, for a length of 120.00 feet; thence from said point of beginning, and with the easterly margin of Greer road on a curve, having a radius of 432.96 feet, a tangent of 118.82 feet, a delta of 30 degrees 41 minutes 36 seconds, a chord bearing North 01 degrees 26 minutes 55 seconds East, for a length of 100.79 feet to an iron pin, a corner to tract 1 of this survey; thence with the line of tract 1, South 78 degrees 55 minutes 20 seconds East 275.40 feet to a point; thence North 06 degrees 37 minutes 52 seconds East 149.17 feet to a point; thence South 83 degrees 15 minutes 14 seconds East 956.36 feet to a point; thence South 06 degrees 25

minutes 03 seconds West 250.88 feet to a point; thence North 83 degrees 04 minutes 10 seconds West 1,001.68 feet to a point; thence North 80 degrees 21 minutes 02 seconds West 348.61 feet to the point of beginning.

Being the same property conveyed to Christopher D. Lacy and Brooke M. Lacy, husband and wife by Warranty Deed from Jason Lenard, unmarried, dated April 7, 2014, recorded April 11, 2014, of record in Instrument No. 20140411-0030719, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2958 Greer Road, Goodlettsville, TN 37072.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14 day of October, 2020.

GRANTOR:

Christopher D. Lacy

Brooke M. Lacy

SEE FOLLOWING PAGE FOR ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the indemnity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy or validity of that document.

State of California)
) ss.
County of Riverside)

On October 14, 2020 before me, Karla A Hernandez, Notary Public personally appeared Christopher D Lacy and Brooke M Lacy who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

KARLA A. HERNANDEZ
COMM. # 2311167
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
COMM. EXPIRES NOV. 26, 2023

(seal)

Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside }

On October 14, 2020, before me, Karla A Hernandez, Notary Public,

personally appeared Brooke M. Lacy and Brooke M. Lacy

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.

KARLA A. HERNANDEZ
COMM. # 2311167
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
COMM. EXPIRES NOV. 26, 2023

WITNESS my hand and official seal.

SIGNATURE _____

PLACE NOTARY SEAL ABOVE

Though the information below is not required by law, it may prove valuable to persons ~~relying~~ on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: Warranty Deed

Map-Parcel Number(s) 011-00-0-197

Document Date: _____ Number of Pages: 03

Signer(s) Other than Named Above: _____

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

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM