WHEN RECOREDED MAIL TO:
FNC TITLE SERVICES, LLC
1300 PICCARD DRIVE
ROCKVILLE, MD 20850
2020-02-804

Karen Johnson Davidson County
Batch# 515651 DEEDWARR
11/13/2020 08:15:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201113-0133807

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RONALD J. ANDRIOTTO CAROLYN A. MARTINELLI	RONALD J. ANDRIOTTO CAROLYN A. MARTINELLI	150 06 0 185.00
3020 WILFORD PACK COURT ANTIOCH, TN 37013-1379	3020 WILFORD PACK COURT ANTIOCH, TN 37013-1379	

For good consideration, I (We) **RONALD ANDRIOTTO, ALSO KNOWN AS RONALD J. ANDRIOTTO AND CAROL A. MARTINELLI, ALSO KNOWN AS CAROLYN A. MARTINELLI, HUSBAND AND WIFE** whose mailing address is 3020 WILFORD PACK COURT, ANTIOCH, TN 37013-1379, hereby bargain, deed and convey to **RONALD J. ANDRIOTTO AND CAROLYN A. MARTINELLI, HUSBAND AND WIFE** whose mailing address is 3020 WILFORD PACK COURT, ANTIOCH, TN 37013-1379, the following described land in DAVIDSON County, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING LOT NO. 31 ON THE PLAN OF THE REVISED PLAN OF WEST LAKE SUBDIVISION, OR RECORD IN BOOK 6250, PAGE 785 OF THE REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF SAID LOT.

BEING ONE OF THE LOTS conveyed to Ronald Andriotto and Carola A. Martinelli, Husband and Wife from Ronald Andriotto and Carol A. Martinelli, Husband and Wife by Quit Claim Deed dated June 17, 2020, and recorded June 18, 2020, among the Land Records of Davidson County, State of Tennessee in Instrument No. 20200618-0064042.

APN: 150 060 28100

Property Address: 3020 WILFORD PACK COURT, ANTIOCH, TN 37013-1379

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 5 day of NOVEMBER 2020.

A/K/A Ronald Andriotto
Ronald J Andriotto
RONALD ANDRIOTTO
A/K/A RONALD J. ANDRIOTTO

Carol A Martinelli
A/K/A Carolyn A Martinelli
CAROL A. MARTINELLI
A/K/A CAROLYN A. MARTINELLI

STATE OF TN)
) SS.
COUNTY OF Davidson)

On this 5th day of November 2020, before me personally appeared **RONALD ANDRIOTTO, A/K/A RONALD J. ANDRIOTTO AND CAROL A. MARTINELLI, A/K/A CAROLYN A. MARTINELLI** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

DOTTY J HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Dotty J. Harper
Notary Public
My Commission Expires: 8-19-2023

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 5 day of NOVEMBER 2020.

Ronald J Andriotto
A/K/A Ronald J Andriotto
RONALD ANDRIOTTO
A/K/A RONALD J. ANDRIOTTO

Carolyn A Martinelli
A/K/A Carolyn A Martinelli
CAROL A. MARTINELLI
A/K/A CAROLYN A. MARTINELLI

STATE OF TN)
) SS.
COUNTY OF Davidson)

On this 5th day of November 2020, before me personally appeared **RONALD ANDRIOTTO, A/K/A RONALD J. ANDRIOTTO AND CAROL A. MARTINELLI, A/K/A CAROLYN A. MARTINELLI** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

DOTTY J HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Dotty J. Harper
Notary Public
My Commission Expires: 8-19-2023

True Copy Certification

I, Melinda Alban, 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.

Melinda Alban
Signature

State of Maryland
~~County~~ city of Baltimore

Personally appeared before me, **Eugenia A. Harris** a notary public for this county and state, **Melinda Alban** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Eugenia A Harris
Notary's Signature

My Commission Expires: 4/22/21
Notary' Seal (if on paper)

Eugenia A. Harris
Notary Public
Baltimore ~~County~~ City, MD