Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3303

Karen Johnson Davidson County
Batch# 517125 **DEEDWARR**
11/16/2020 02:28:21 PM 2 pgs
Fees: $13.00 Taxes: $691.90

20201116-0135064

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of November, 2020.

Notary Public

Commission Expires:

STEPHANIE DOME NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 07-05-2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michole Moore 1707 Sprucedale Drive Antioch, TN 37013	New Owner	175-02-0B-086.00-CO

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, I/WE,

Samuel Perricone and Nancy Perricone, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michole Moore, an unmarried woman

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:

Land in the first Civil District of Davidson County, Tennessee, being all of Unit No. 3903, as shown on the Amendment to the Restated Declaration of Covenants, Conditions, and Restrictions and Master Deed for Old Hickory Commons, Exhibit "1", Amended Exhibit D, Section Two, a Planned Unit Development, filed for record as Instrument Number 20080317-0026338 and amended in Instrument Number 20101222-0101832, Supplemented in Instrument Number 20081117-0113467, Amended in Instrument Number 20130322-0028759, and Further Amended in Instrument Number 20140207-0011094, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Nancy Perricone and Samuel Perricone by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20161104-0116895 Register's Office for Davidson County, Tennessee, dated October 28, 2016 and recorded on November 04, 2016.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1707 Sprucedale Drive, Antioch, TN 37013

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # VSB HG20-1707

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

Dated this the 9th day of November, 2020.

Samuel Perricone Samuel Perricone

Nancy Perricone Nancy Perricone

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Samuel Perricone and Nancy Perricone** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 9th day of November, 2020.

"OFFICIAL SEAL"
CATHY M. BREWER
Notary Public, State of Illinois
My Commission Expires 10/06/22

(Notary Seal)

Notary Public Cathy M Brewer
My Commission Expires: 10/6/2022

SP NP