Karen Johnson Davidson County
Batch# 519582 DEEDWARR
11/20/2020 02:12:25 PM 2 pgs
Fees: $13.00 Taxes: $1,609.50
20201120-0136954

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1535

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Delacey Tamburin, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles J. Sentell and Jessica A. Sentell, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 139 on the Plan of Final P.U.D Plan Phase III-A, "Sheffield" on the Harpeth of record in Plat Book 7900, Page 332, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Barry J. Tamburin and wife, Mary D. Tamburin by Warranty deed from Phillips Builders, Inc of record in Book 9123, page 490, Register's Office for Davidson County, Tennessee, dated October 20, 1993 and recorded on October 22, 1993.

Being the same property conveyed to Mary DeLacey Tamburin by Quitclaim deed from Mary DeLacey Tamburin vs. Barry Joseph Tamburin, Case No. 05D-2872 of Davidson County of record in Instrument No. 2008129-0009196 Register's Office for Davidson County, Tennessee, dated December 11, 2007 and recorded on January 29, 2008.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 7813 River Ford Drive, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Charles J. Sentell	Loan Simple, Inc.	141-15-0D-139.00-CO
7813 River Ford Drive	9635 Maroon Cir, Ste 100	
Nashville, TN 37221	Englewood, CO 80112	

WITNESS THE EXECUTION HEREOF this 30th day of October, 2020.

Mary Delacey Tamburin

State of Tennessee)
County of Davidson)

On this 30th day of October, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Mary Delacey Tamburin , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 435,000.00.**

Affiant

Sworn and subscribed before me on this the 30th day of October, 2020.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON