Karen Johnson Davidson County
Batch# 521980 DEEDWARR
11/30/2020 09:49:30 AM 4 pgs
Fees: $23.00 Taxes: $869.50
20201130-0138784

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $235,000

Affiant Signature

Subscribed and sworn to before me on this the 16 Day of November 2020

Notary Public

My Commission expires 1/24/22

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
George F. Freeman & Anne Sunne Freeman
71 N. Canal Dr
Palm Harbor FL 34684
SEND TAX BILLS TO: Acopia
~~New Owner~~ 306 Northcreek Blvd #100 Goodlettsville TN 37072
MAP AND PARCEL NUMBER: Tax ID #: 052130B29000CO

WARRANTY DEED

20NT03007

Effective the 16 Day of November 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Halee Catherine Veltri and Craig Veltri, wife and husband, as to one half undivided interest and George Veltri, married, as to a one-half undivided interest, as tenants in common with rights of survivorship

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

George F. Freeman and Anne Sunne Freeman, husband and wife

Hereinafter called the GRANTEES, their 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. 54 on the Plan of Final Plat of River Glen, Planned Unit Development, Phase III, Section 2 of record in Plat at Instrument No. 20020917-0113231, 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 Halee Catherine Veltri and Craig Veltri, wife and husband, as to one half undivided interest and George Veltri, married, as to a one-half undivided interest, as tenants in common with rights of survivorship, by Warranty Deed from Janet Fay Grieco, unmarried, dated 04/25/2018 and recorded 05/01/2018 as Instrument No. 20180501-0041081, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 3320 Penn Meade Way, Nashville, TN 37214

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Witness our hands this the 13 day of November, 2020

Craig Veltri

Craig Veltri

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Craig Veltri** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 13 day of November, 2020.

Notary Public

My commission expires: 03-08-2021

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

George Veltri by Craig Veltri
Attorney-in-fact

George Veltri by Craig Veltri, Attorney-in-Fact

State of Tennessee }
County of Davidson }

On this 13 day of November 2020, before me personally appeared **Craig Veltri**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **George Veltri** and who acknowledged that she executed the same as the free act and deed of **George Veltri**.

Notary Public

My commission expires: 03-08-2021

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

Halee Catherine Veltri

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Halee Catherine Veltri** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 13 day of November 2020.

Notary Public

My commission expires: 03-08-2021

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

The signature of George Veltri is signed by his duly appointed Attorney-in-fact Craig Veltri, pursuant to the Power of Attorney recorded in Instrument # 202011300138783 Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Trudy Milliken, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY