Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 524652 DEEDWARR
12/04/2020 10:29:37 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20201204-0141067

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $289,999.00.

Affiant

Subscribed and sworn to before me this 2nd day of December, 2020.

Notary Public
My Commission Expires: 9-30-2024

KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2020-751

Address of New Owner:	Send Tax Bills to:	Tax Information:
Craig Massoni	~~NEW OWNER~~	
1313 Concord Mill Lane	F&M Bank	173-09-0A-565.00-CO
Nashville, TN, 37211	10 Cadillac Dr #100	
	Brentwood, TN 37027	

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, we

Patricia Hayes Michalowski, a married woman

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

Craig Massoni, an unmarried man

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 779 on the Plan of Lenox Village, Phase Five, Resubivision of Lots 347 through 350 of record in Plat at Instrument No. 20060207-0015347, 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 Patricia Hayes Michalowski, a married woman by Quitclaim deed from Patricia Hayes Michalowski, formerly known as Patricia K. Hayes, a married woman of record in Instrument No. 20141203-0110904 Register's Office for Davidson County, Tennessee, dated November 24, 2014 and recorded on December 03, 2014.

This conveyance is subject to any and all restrictions and easements of record.

****Kevin Michalowski joins in this conveyance for the express purpose of relinquishing all his rights, title and interest to said property, marital or otherwise****

This is improved property located at **1313 Concord Mill Lane, Nashville, TN 37211.**

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. 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 2nd day of December, 2020.

Patricia Hayes Michalowski

Kevin Michalowski

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Hayes Michalowski and Kevin Michalowski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 2nd day of December, 2020.

Notary Public, D. Shayne Adair
My Commission Expires: 6/13/2022

