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

Karen Johnson Davidson County
Batch# 531255 DEEDWARR
12/11/2020 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20201211-0145705

39-B
File #20-1563

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 **Mitchell R. Lee and Katharina E. Lee, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **KRISTEN PLUCHINO AND JOSHUA GAFFORD, AS JOINT TENANTS,** 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 Unit "A" in the Declaration of Covenants, Conditions and Restrictions for Homes at 6010 Louisiana Avenue, A Horizontal Property Regime with Private Elements as of record in Instrument No. 20140613-0051685, in the Register's Office of Davidson County, Tennessee, to which Declaration reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Mitchell R. Lee and Katharina E. Lee, husband and wife, by Warranty Deed from SSCA Real Estate Holding Company, LLC, in the amount of $314,900.00, dated March 26, 2015, of record as Instrument No. 20150331-0027814, Register's Office for Davidson County, Tennessee.

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: 6010 A Louisiana Avenue, Nashville, TN 37209.

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:
KRISTEN PLUCHINO
6010 A Louisiana Avenue
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT
Kristen Pluchino
6010A Louisiana Ave
Nashville, TN 37209

TAX MAP-PARCEL #:
091-02-0G-001.00

WITNESS THE EXECUTION HEREOF this 18th day of November, 2020.

Mitchell R. Lee

Katharina E. Lee

State of Tennessee)
County of Davidson)

On this 18th day of November, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Mitchell R. Lee and Katharina E. Lee, 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 H. 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: **$ 470,000.00.**

Affiant

Sworn and subscribed before me on this the 18th day of November, 2020.

Notary Public

My Commission Expires: 4-17-2023

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

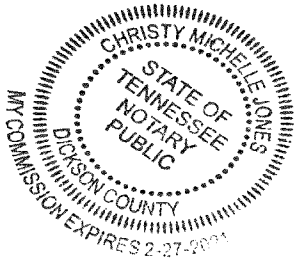
True Copy Certification

I, **Jessi Castleman** 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessi Castleman

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Christy Jones** a notary public for this county and state, **Jessi Castleman,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Christy Jones
My Commission Expires:

SEAL