WARRANTY DEED

Karen Johnson Davidson County
Batch# 534875 DEEDWARR
12/15/2020 02:43:45 PM 2 pgs
Fees: $13.00 Taxes: $847.30

20201215-0148040

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Noelle Marie Panepento and David R. Panepento	SEND TAX BILLS TO: Movement Mortgage, LLC	MAP-PARCEL NUMBERS
(NAME) 2229 11th Avenue N	(NAME) 8024 Calvin Hall Road	08103034000
(ADDRESS) Nashville, TN 37208	(ADDRESS) Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Misun Porter, married**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Noelle Marie Panepento, single, and David R. Panepento, married, as tenants in common with rights of survivorship**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 7 on the Plan of Kellow Gardens, Sec. I, as of record in Book 3500, Page 110, Register's Office for said County, as follows:

Said Lot No. 7 fronts 50 feet on the westerly side of 11th Avenue North and extends back 100.4 feet on the northerly line and 138.6 feet on the southerly line, to a dead line in the rear on which it measures 62.9 feet.

Being the same property conveyed to Misun Porter, a married woman, by virtue of that certain Warranty Deed dated April 29, 2019, and being of record at Instrument No. 20190430-0039541 in the Register's Office of Davidson County, Tennessee.

Grantor warrants that the above described property was used for investment purposes only and never the primary or marital residence of her nor her spouse.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 3500, Page 110, Deed Restrictions recorded at Book 3803, Page 472, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ / improved x property, known as 2229 11th Ave. N Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: SM-SB-MLE-20-2229

Witness my hand this 9 day of December, 2020.

Misun Porter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Misun Porter** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9 day of December, 2020.

Notary Public

My Commission Expires: 7-5-21

