Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
20-0296

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Williamson SM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 288,800.00

Lauren Wilke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of December, 2020

Notary Public

Commission Expires: _____

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021

Karen Johnson Davidson County
Batch# 536084 DEEDWARR
12/16/2020 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,068.56
20201216-0148929

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alex Cerasoli 812 Sandburg Place Nashville, TN 37214	Same As New Owner	108-08-0-270.00

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, I/WE,

Bethany Anne Graham now known as Bethany Anne Johnson, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alex Cerasoli, Unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 44 on the Plan of Reelfoot Subdivision, Section Three, of record in Plat Book 6250, Pages 167 and 168, Register's Office for Davidson County, Tennessee, to which plan reference is herby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Bethany Anne Graham, unmarried, by Warranty Deed from Michael Wagener, unmarried, dated 7/27/2007 and recorded 7/31/2007 in Instrument Number 20070731-0090698, Register's Office for Davidson County, Tennessee.

Joshua Johnson, spouse of Bethany Johnson, joins in the execution of this instrument to convey his marital interest if any, in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 812 Sandburg Place 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; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of December, 2020.

Bethany Anne Johnson

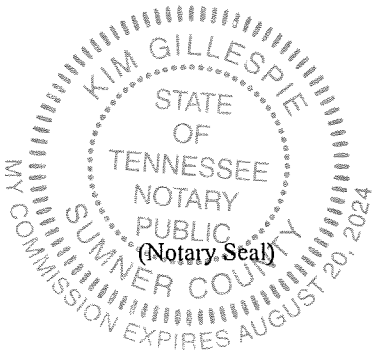
Bethany Anne Johnson

Joshua Johnson

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bethany Anne Johnson and Joshua Johnson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 15th day of December, 2020.



(Notary Seal)

Kim Gillespie

Notary Public
My Commission Expires: 8-20-24

True Copy Certification

I, Christopher M. Corriveau, 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 Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

