Karen Johnson Davidson County
Batch# 537172 DEEDWARR
12/17/2020 01:25:30 PM 4 pgs
Fees: $23.00 Taxes: $980.50
20201217-0149556

WARRANTY DEED

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-1100

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Francelly Perfectti and Jomy Hernandez, wife and husband	New Owner	Map: 13603004400
(NAME) 3847 Priest Lake Drive	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SIXTY-FIVE THOUSAND AND NO/100 DOLLARS ($265,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

HORACE NEAL DAVENPORT, JR. AND BEVERLY ANN GHIANNI AND MATT LEE DAVENPORT AND GINGER O'DAY DEFILIPPO, DEVISEES UNDER THE WILL OF BARBARA P. DAVENPORT AND MATT LEE DAVENPORT, EXECUTOR UNDER THE WILL OF BARBARA P. DAVENPORT,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FRANCELLY PERFECTTI AND JOMY HERNANDEZ, WIFE AND HUSBAND,

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. 156 on the Plan of Priest Lake Park, Section 4, as of record in Book 4460, Pages 15, 16 and 17, Register's Office for said County.

BEGINNING at a point in the easterly margin of Priest Lake Drive, corner of Lots 156 and 157; thence with said margin of said Drive, northwardly 102.0 feet to a monument at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve, northeastwardly 39.27 feet to a monument in the south margin of a cul-de-sac; thence with same, eastwardly 62.73 feet to the front corner of Lots Nos. 155 and 156; thence with the line between said lots, southwardly 120.0 feet to a point in the north line of Lot No. 158; thence with the rear line of Lot No.158, southwestwardly 87.50 feet to a corner of Lot No. 157; thence with the line between Lots Nos. 156 and 157, westwardly 67.82 feet to the point of beginning.

Being the same property conveyed to Horace N. Davenport and wife, Barbara P. Davenport, by deed from Relocation Holdings, Inc., a Delaware Corporation, of record in Book 7585, Page 985, dated June 23, 1988, Register's Office for said County. The said Horace N. Davenport died September 27, 2012 and title vested in Barbara P. Davenport, as surviving tenant by the entirety. The said Barbara P. Davenport died October 1, 2019, and the Will was admitted to Probate as Probate No. 74CH1-2020-CV-430, of record in Probate Court of Robertson County, Tennessee. The Grantors herein execute this instrument as Devisees and Executor under the Will of Barbara P. Davenport.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 4460, Page 15-17, said Register's Office.

The signature of Horace Neal Davenport, Jr. is signed by his/her duly appointed Attorney-in-Fact, Matt Lee Davenport, pursuant to the Power of Attorney of record in Instrument No. 20201105-0129753, said Register's Office.

The signature of Beverly Ann Ghianni is signed by his/her duly appointed Attorney-in-Fact, Matt Lee Davenport, pursuant to the Power of Attorney of record in Instrument No. 20201105-0129752, said Register's Office.

The signature of Ginger O'Day DeFilippo is signed by his/her duly appointed Attorney-in-Fact, Matt Lee Davenport, pursuant to the Power of Attorney of record in Instrument No. 20201105-0129751, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4505, Page 774, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 3847 Priest Lake Drive, Nashville, TN 37217
(House No.) (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.

Witness our hands this 15th day of December, 2020.

H N Dav Sr, by Matt Dav, atty in fact
Horace Neal Davenport, Jr.
By: Matt Lee Davenport, as Attorney-in-Fact

BA Dav, by Matt Dav, atty in fact
Beverly Ann Ghianni
By: Matt Lee Davenport, as Attorney-in-Fact

Matt Dav
Matt Lee Davenport

GODay Dav, by Matt Dav, atty in fact
Ginger O'Day DeFilippo
By: Matt Lee Davenport, as Attorney-in-Fact

Estate of Barbara P. Davenport
BY: Matt Dav Executor
Matt Lee Davenport
Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matt Lee Davenport 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 this 15th day of December, 2020.

My Commission Expires: 1/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Matt Lee Davenport, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Horace Neal Davenport, Jr., Beverly Ann Ghianni, and Ginger O'Day DeFilippo, as his/her/their Attorney-in-Fact, as the free act and deed of the within named Horace Neal Davenport, Jr., Beverly Ann Ghianni, and Ginger O'Day DeFilippo.

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

My Commission Expires: 1/3/23

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Matt Lee Davenport, Executor Under the Will of Barbara P. Davenport, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is Executor Under the Will of Barbara P. Davenport, and as such Executor, he is authorized to execute the within instrument for the purposes therein contained.

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

My Commission Expires: 1/3/23

Notary Public

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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:_____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024