This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW201096

Karen Johnson Davidson County
Batch# 538571 DEEDWARR
12/21/2020 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20201221-0150717

**Send Tax Bills To:**
New owners

**New Owner is:**
Chris Carden
Amy Carden
313 Dillehay Court
Nashville, TN 37211

MAP/PARCEL: 172-10-0B-144.00 CO

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Dean C. Pastin and Janna Pastin, husband and wife**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Amy A. Carden and Christopher T. Carden, wife and husband,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

**PROPERTY ADDRESS: 313 Dillehay Court, Nashville, Tennessee 37211**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 36, on the Plan of Christiansted Valley, Phase Three, a Planned Unit Development, as of record in Instrument No. 20060316-0030458, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description thereof.

BEING the same property conveyed to Dean C. Pastin and Janna Pastin, husband and wife, by Special Warranty Deed from Turnberry Homes, LLC, a Tennessee limited liability company, dated 10/17/2008 and recorded 10/20/2008 in Instrument No. 20081020-0104943, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 18th day of December, 2020.

GRANTOR:

**Dean C. Pastin**

**Janna Pastin**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE )**
**COUNTY OF** DAVIDSON **)**

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Dean C. Pastin and Janna Pastin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 18th day of December, 2020.

NOTARY PUBLIC
My Commission Expires: 7-3-23

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

**STATE OF TENNESSEE )**
**COUNTY OF** Williamson **)**

The actual consideration or value, whichever is greater, for this transfer is $590,000.00.

Affiant

**SWORN TO** and subscribed before me this 18 day of December, 2020.

NOTARY PUBLIC
My Commission Expires: 3.17.2024

SHANNON R. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

# True Copy Certification

I, Russell J. McCann, 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 Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021