Karen Johnson Davidson County
Batch# 538590 DEEDWARR
12/21/2020 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20201221-0150745

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 201131623

When recorded, return to:
Momentum Title, LLC
1704 Charlotte Ave #105
Nashville, TN 37203
File #: 6-9828-RL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $355,000.00.

Paul Mittura
Affiant

Subscribed and sworn to before me, this 9th day of December, 2020.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Paul Mittura and Lindsay Mann Mittura 7317 Coronado Court Nashville TN 37221	New Owner	Tax Parcel ID No. 128 14 0 194.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary Leigh Rayhab and Leslie Ann McCallen Gilbert, Executrices for Estate of Mary Charles McCallen** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul Mittura and Lindsay Mann Mittura, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 141, Section Four, Harpeth Park, as shown on plat of record in Plat Book 4300, Page 52, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said lot fronts 79.92 feet on the Easterly side of Coronada Court and extends back 267 feet on the Northerly line and 275.75 feet on the Southerly line to a dead line and measures 131.72 feet thereon.

Being the same property conveyed to Charles G. McCallen and wife, Mary A. McCallen, by Warranty Deed from Zack Cheek, d/b/a Zack Cheek & Associates and his wife, Emelyn T. Cheek, of record in Book 4554, Page 142, in the Register's Office of Davidson County, Tennessee, dated November 16, 1971 and recorded on November 17, 1971. The said Charles G. McCallen died on August 23, 2018. Last Will and Testament and Letters Testamentary of Mary A. McCallen, a/k/a Mary Charles McCallen filed in the Circuit Court of Davidson County, Tennessee in Probate No. 20P-1260. Said Last Will and Testament having named Mary Leigh Rayhab and Leslie Ann McCallen Gilbert as Co-Executrices for the Estate of Mary Charles McCallen.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Four, Harpeth Park, as recorded in Plat Book 4300, Page(s) 52.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4411, Page 666, as amended in Book 4488, Page 454.

Mary Leigh Rayhab and Leslie Ann McCallen Gilbert join this conveyance as individuals and as Trustees of the McCallen Family Supplemental Needs Trust to convey all interests of the beneficiaries of the Will of Mary Charles McCallen.

This is improved property located at 7317 Coronado Court Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of December, 2020.

Estate of Mary Charles McCallen

Mary Leigh Rayhab

BY: Mary Leigh Rayhab, As Co-Executor of the Estate of Mary Charles Anderson McCallen, as Trustee for the McCallen Family Supplemental Needs Trust, and as Individual

Leslie Ann McCallen Gilbert

BY: Leslie Ann McCallen, As Co-Executor of the Estate of Mary Charles Anderson McCallen, as Trustee for the McCallen Family Supplemental Needs Trust, and as Individual

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Leigh Rayhab and Leslie Ann McCallen Gilbert, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Executrices of the Estate of Mary Charles McCallen , as well as Trustees for the McCallen Family Supplemental Needs Trust, and Individuals, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9th day of December, 2020.

Notary Public
My Commission Expires: 7/9/2022

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.

C. M. C.

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.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

