WARRANTY DEED

Karen Johnson Davidson County
Batch# 539349 DEEDWARR
12/21/2020 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,511.94
20201221-0151090

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $678,903.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6306

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jessica J Tammaro	Jessica J Tammaro	083-09-0-394.00
(NAME)	(NAME)	
1520 Forrest Avenue	1520 Forrest Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **We Paul B. Law and wife, Samantha D. Law**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jessica J Tammaro and Tyler Horner Husband and Wife**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 23 and the easterly 20.0 feet of Lot No. 24 on the plan of SUBDIVISION OF THE A.V.S. LINDSLEY 29 ACRE TRACT, of record in Plat Book 57, Page 66, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
Said Lot No. 23 and part of Lot No. 24, which together form a corner lot, front together 62.1 feet on the southeasterly margin of Forrest Avenue and extends back between parallel line 150.0 feet along North 16th Street (formerly Hickman Street) to a dead line in the rear along a 14.0 feet alley.

Being the same property conveyed to Paul B. Law, unmarried by Warranty Deed dated 02/24/2000 from Adele Simons, and spouse, John H. Wengraf of record in Instrument 200003070023276, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to **Paul B. Law and wife, Samantha D. Law** by Quit Claim Deed dated
07/26/2001 from Paul B. Law and Rick Piliponis, Trustee of record in Instrument 200108060083734, Register's Office for Davidson County, Tennessee

All matters as set forth per Plat Book 57, Page 66, Register's Office for Davidson County, Tennessee.
Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or the above described legal description. The Company does not represent or insure the area, square footage, or acreage of the land. Title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1520 Forrest Avenue, Nashville, TN 37206

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the .

Paul B. Law

Samantha D. Law

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Paul B. Law and wife, Samantha D. Law**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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