Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ20-0941

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $596,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of December, 2020

Notary Public

Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 543642 **DEEDWARR**
12/30/2020 12:11:05 PM 2 pgs
Fees: $13.00 Taxes: $2,208.53

20201230-0154673

Address of New Owner	Send Tax Bills To:	Map & Parcel
Annmarie L. Tedesco and Michael Tamberrino 1908 Myleen Place Old Hickory, TN 37138	NEW OWNER	064-03-0A-093.00-CO

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,

Paul Sherrick and wife, Leslie Sherrick

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

Annmarie L. Tedesco and Michael Tamberrino, 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. 170 on the Plan of The Plan of Brandywine Pointe, Phase Eleven, Section One of record in Plat Book 9700, Page 148, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul W. Sherrick and wife, Leslie Sherrick by Warranty Deed from Michael B. Caronna and wife, Kristi Caronna of record in Instrument No. 20060907-0110564 Register's Office for Davidson County, Tennessee, dated September 01, 2006 and recorded on September 07, 2006.

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: 1908 Myleen Place, Old Hickory, TN 37138

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 used, 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 28th day of December, 2020.

Paul Sherrick

Leslie Sherrick

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Paul Sherrick and Leslie Sherrick** 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 Mt. Juliet, Tennessee this 28th day of December, 2020.

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: _____