WARRANTY DEED

Karen Johnson Davidson County
Batch# 544039 DEEDWARR
12/31/2020 01:50:28 PM 2 pgs
Fees: $13.00 Taxes: $1,331.63

20201231-0155206

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-24

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dustin L. Johansen	NEW OWNER	075120E03600CO
(NAME)	(NAME)	
1220 Lilac Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, I/we **Mark Pizzulo, an unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Dustin L. Johansen and Jillian Anne Johansen, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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. 15 Blossom Trace First Revision Final Plat, as shown by Plat of record in Plat Instrument Number 200109200101745 and corrected by Surveyors Certificate of Correction in Instrument Number 20011025-0116872, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mark Pizzulo and Nancy Pizzulo, husband and wife by Warranty Deed from Lek E. Kapshtica and Albina Kapshtica, husband and wife, dated 02/09/2015 and recorded 02/11/2015, of record in Instrument 201502110012533; further being the same property conveyed to Mark Pizzulo by Quitclaim Deed from Nancy Pizzulo, dated 05/17/2020 and recorded 10/12/2020, of record in Instrument 202010120118301, Register's Office for Davidson County, Tennessee, according to the terms and conditions of the Final Decree of Divorce entered in the case of Mark Pizzulo vs Nancy Pizzulo, Docket No. 19-1679, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2020 have been paid and prorated as of the day of closing and assumed by the Grantee herein, taxes for 2021 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Instrument 200109200101745, Surveyor Certificate of Correction Plat Instrument 200110250116872, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 200107240078292, in the Register's Office for Davidson County, Tennessee; Stormwater Detention Agreement Easement including terms and conditions thereof as recorded in Instrument 200012200124666, in the Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-SB-RMX-20-1220

File No.: 1016076
Warranty Deed TN

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 ☒ 1220 Lilac Drive, Hermitage, TN 37076

(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 28 day of December, 2020.

Mark Pizzulo

State of Texas
County of Travis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Pizzulo, 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 28 day of December, 2020.

Notary Public:
My Commission Expires: 3/19/2024

DAVID MICHAEL DEWITTE
Notary Public, State of Texas
Comm. Expires 03-19-2024
Notary ID 132410933

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