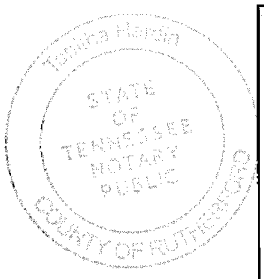
Karen Johnson Davidson County
Batch# 544066 DEEDWARR
12/31/2020 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20201231-0155248



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $465,000.00.
Sara Wylie Cranthorn
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE, THIS THE 21st day of December, 2020.
Tonica Hardin
NOTARY PUBLIC
My commission expires: 2/19/2024

THIS INSTRUMENT PREPARED BY
BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Oswaldo Carpio and Diana Isabel Leon (NAME)	Gardner Financial Services (NAME)	64-03-0-A-37.00
117 Shute Circle (ADDRESS)	3503 Paesanos Pkwy (ADDRESS)	
Old Hickory, TN 37138	San Antonio, TX 78231	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Joan M. Santoro, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Oswaldo Carpio and Diana Isabel Leon, husband and wife,** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Wilson County, Tennessee, described as follows, to wit:

BEING LOT NO. 20 ON THE PLAN OF PHASE EIGHT, SECTION ONE, OF BRANDYWINE POINTE SUBDIVISION, AS OF RECORD IN BOOK 7900, PAGE 619, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

Being the same property conveyed to Giuseppe Santoro and Joan M. Santoro, husband and wife, by Deed from Joseph Santoro, also known as Giuseppe Santoro and Joan M. Santoro, dated January 15, 2016 and recorded January 26, 2016 with Instrument Number 20160126-0007501, in the Register's Office for Davidson County, Tennessee. The said Giuseppe Santoro having since died on or about September 9, 2019, leaving Joan M. Santoro his sole surviving spouse.

This property is __unimproved _X_improved property known as: 117 Shute Circle, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Wilson County, Tennessee, as well as those found upon inspection of the

premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 21st day of December, 2020.

Joan M. Santoro

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joan M. Santoro, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of December, 2020.

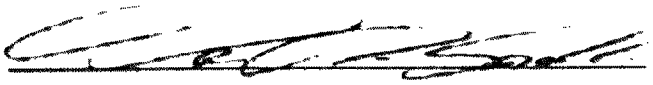
Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

True Copy Certification

I, Devan P. Spinelli, 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.

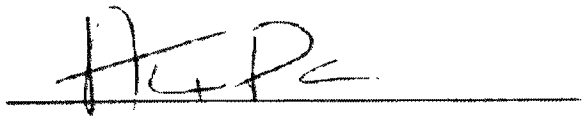


Devan Spinelli

STATE OF FLORIDA

COUNTY OF BROWARD

Personally appeared before me, Alexandra Ponce, a notary public for this county and state, Devan Spinelli, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature (Alexandra Ponce)

My Commission Expires: 05/16/2023

Notary' Seal (if on paper)

