Karen Johnson Davidson County
Batch# 547570 DEEDWARR
01/05/2021 03:08:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210105-0001923

WHEN RECORDED MAIL TO:
FNC TITLE SERVICES, LLC.
1300 PICCARD DRIVE
ROCKVILLE, MD 20850

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DAVID F. ASANTE AND GRACE K. ASANTE	DAVID F. ASANTE AND GRACE K. ASANTE	04207007600
221 DIANE DRIVE MADISON, TN 37115-2565	221 DIANE DRIVE MADISON, TN 37115-2565	2020-08-430

For good consideration, I (We) **DAVID F. ASANTE,** whose mailing address is 221 DIANE DRIVE, MADISON, TN 37115-2565, hereby bargain, deed and convey to **DAVID F. ASANTE AND GRACE K. ASANTE, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY** whose mailing address is 221 DIANE DRIVE, MADISON, TN 37115-2565, the following described land in DAVIDSON County, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

APN: 04207007600

Property Address: 221 DIANE DRIVE, MADISON, TN 37115-2565

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

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 10 day of December, 2020

DAVID F. ASANTE

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 10 day of December, 2020, before me personally appeared **DAVID F. ASANTE,** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal) BELINDA MARTINEZ STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public
My Commission Expires: 04/13/2021

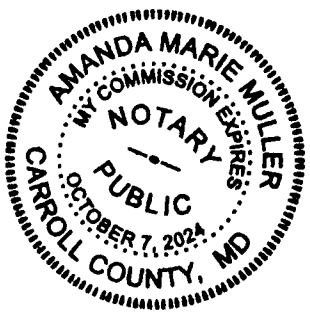
VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00

Victoria Robinson
Signature of Affiant

STATE OF Maryland
COUNTY OF Montgomery

Sworn to before me this 15th day of December, 2020.



amanda Marie Muller
Notary Public
My Commission Expires: 10/07/2024

Name and address for person(s) responsible for taxes:
DAVID F. ASANTE
AND GRACE K. ASANTE
221 DIANE DRIVE
MADISON, TN 37115-2565

Name and Address of property owner:
DAVID F. ASANTE
AND GRACE K. ASANTE
221 DIANE DRIVE
MADISON, TN 37115-2565

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT 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. 27, ON THE PLAN OF HAVEN ACRES, SECTION II, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2331, PAGE 139, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 27 FRONTS 151 FEET ON THE EAST SIDE OF DIANE DRIVE AND RUNS BACK BETWEEN PARALLEL LINES 265 FEET TO THE DEAD LINE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DAVID F. ASANTE, MARRIED FROM SHIRLEY R. ANDERSON THOMPSON, MARRIED BY DEED DATED SEPTEMBER 30, 2004 AND RECORDED OCTOBER 11, 2004 AMONG THE LAND RECORDS OF DAVIDSON COUNTY, STATE OF TENNESSEE IN INSTRUMENT NO. 20041011-0122337.

True Copy Certification

I, Melinda Alban, 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.

Melinda Alban
Signature

State of Maryland
~~County~~ City of Baltimore

Personally appeared before me, Eugenia A. Harris a notary public for this county and state, Melinda Alban who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Eugenia A Harris
Notary's Signature

My Commission Expires: 4/22/21
Notary' Seal (if on paper)

Eugenia A. Harris
Notary Public
Baltimore ~~County~~ City, MD