Karen Johnson Davidson County
Batch# 549468 DEEDWARR
01/07/2021 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20210107-0003432

WARRANTY DEED

KATIE R. HILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BLOUNT

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $280,000.00.

Hope Brewton
Affiant

Subscribed and sworn to me on 01/06/21.

Katie R Hill
NOTARY PUBLIC

My Commission Expires: 3/23/22

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Annette Pistone 8313 Rossi Road Brentwood, TN 37027	Annette Pistone 8313 Rossi Road Brentwood, TN 37027	181-11-0-048.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Loren Agee, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Annette Pistone, an unmarried woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 296, on the Plan of The Villas at Concord Place, Phase 5 (fka Concord Place 11, Phase I), as shown in Exhibit "A" to the Instrument of Correction to the Declaration of Restrictive Covenants, Conditions, and Restrictions of record in Instrument No. 20080318-0027346, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Loren Agee, an unmarried woman by Warranty Deed from Michael Blair Smith and Valerie Strayhorn Smith, husband and wife dated April 17, 2018 and recorded April 19, 2018, of record in Instrument No. 20180419-0037031, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 8313 Rossi Road, Brentwood, TN 37027.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, their successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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.

Witness our hands on 01/05/21.

Loren Agee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 01/05/21, before me personally appeared Loren Agee, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 01/05/21.

NOTARY PUBLIC

My Commission Expires: 7-11-22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, John W. Bishop, 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, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)