Karen Johnson Davidson County
Batch# 549594 DEEDWARR
01/07/2021 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,082.25
20210107-0003578

RECORDING INFORMATION

STATE OF Tennessee)
COUNTY OF Robertson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $292,500.00.

Patti Robitaille
Affiant

Sworn to and subscribed before me this 7 day of January, 2021.

Notary Public

My Commission Expires: 02/26/2024

(SEAL)

LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Christina Perruccio 1208 Kirkland Ave. Nashville, TN 37216	New Owner(s)	072-07-0-059.00

This Indenture is made on the 7th day of January, 2021, by and between **SAMMY M. SMITH** ("Grantor"), and **CRISTINA E. PERRUCCIO, A SINGLE WOMAN** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land near Nashville, Davidson County, Tennessee, being the one-half of Lot No. 20 on the map of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee. Said part of said Lot fronts 50 feet on the Southerly side of Kirkland Avenue and runs back between lines, 245.8 feet on the Easterly line, 248.4 feet, more or less, on the Westerly line to a dead line in the rear on which it measures 50.05 feet, more or less.

Being the same property conveyed to Sammy M. Smith by Warranty deed from The Estate of Ruth Eloise Phipps, by Susan Beth Lay, Administrator of record in Instrument No. 20131213-0126332 Register's Office for Davidson County, Tennessee, dated December 09, 2013 and recorded on December 13, 2013.

This is improved property known as 1208 Kirkland Ave., Nashville, TN 37216.

This conveyance is being made subject to:

1. Taxes for the year 2021, and subsequent years a lien not yet due and payable.

2. All matters shown on the Plan of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee.

3. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 7th day of January, 2021.

GRANTOR:

Sammy M. Smith

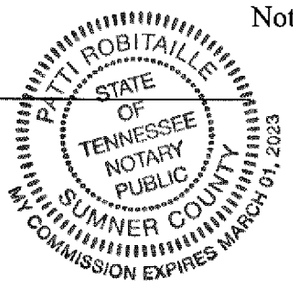
STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, SAMMY M. SMITH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7 day of January, 2021.

Notary Public

My Commission Expires:



TRUE COPY CERTIFICATION

I, BRITTANY FLYNN, 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.

Brittany Flynn

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned notary public for the aforesaid State and County, BRITTANY FLYNN with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 2-28-2023

RYAN P. GARDNER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY