Karen Johnson Davidson County
Batch# 555706 DEEDWARR
01/19/2021 07:55:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20210119-0007402

WARRANTY DEED

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Abels Capital Investments, LLC	NEW OWNER	Parcel ID: 043-06-0-131.00-000
(NAME) 5403 Georgia Ave.	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Anthony N. Torcaso, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Abels Capital Investments, LLC**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 55, on the Plan of Farview Subdivision, Section II, as shown on Plat of record in Plat Book 3600, page 6, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Said lot fronts 92.4 feet on the westerly side of May Drive and extends back 157.9 feet on the northerly line, which is a broken line, and 106.8 feet on the southerly line, to a dead line in the rear on which it measures 79.9 feet.

Being the same property conveyed to Anthony N. Torcaso, an unmarried person, By Warranty Deed from Brenda L. Hopkins Reynolds, a married person dated November 30, 2006 recorded December 01, 2006, of record as Instrument No. 20061201-0148716 Register's Office for Davidson County, Tennessee.

Xochitl Torcaso joins in the execution of this deed to convey any interest she might have in the above described property, particularly any marital interest. Power of Attorney of record in Instrument 202101190007401 ***said Register's Office.***

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 505 May Drive, Madison , TN 37115

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, their heirs 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 this 15th day of January, 2021

Anthony N. Torcaso

Xochitl Torcaso By AS ATTORNEY-IN-FACT
Xochitl Torcaso, by Anthony N. Torcaso, as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Anthony N. Torcaso, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of January, 2021.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Anthony N. Torcaso, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Xochitl Torcaso, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Xochitl Torcaso, for the purposes therein contained.

Witness my hand and official seal, this the 15th day of January, 2021.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.