WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 6/24/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lauren Zsolnay	FirstBank	13302019500
(NAME)	(NAME)	
3214 Avenal Avenue	722 Columbia Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Jacob Heinz, an unmarried man and Lauren Micallef, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Lauren Zsolnay and William DiDonato, unmarried as Tenants in Common with Right of Survivorship**, hereinafter called the GRANTEE(S), their assigns, a 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. 9, on the Plan of DR. Z.C. GAMMEL'S SUBDIVISION OF A PART OF D.C. BUELL'S TRACT, as shown on plat of record in Book 2083, Page 73, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Jacob Heinz, an unmarried man and Lauren Micallef, an unmarried woman, as tenants in common with right of survivorship by Warranty Deed from Andrea Lee Smith FKA Andrea Lebos, unmarried, dated 10/18/2019 and recorded 10/21/2019, of record in Instrument 201910210107288, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the plat of record in Plat Book 2083, Page 73, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3214 Avenal Avenue, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1048948
Warranty Deed TN

Karen Johnson Davidson County
Batch# 556639 DEEDWARR
01/19/2021 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20210119-0008130

202101190008130

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(S), their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Effective the 11th day of January, 2021.

Jacob Heinz by Damon Smith his attorney in fact
Jacob Heinz, by Damon Smith, his Attorney-in-Fact

Lauren Micallef by Damon Smith, her attorney in fact
Lauren Micallef, by Damon Smith, her Attorney-in-Fact

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Damon Smith, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Jacob Heinz and Lauren Micallef, for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Jacob Heinz and Lauren Micallef, and is authorized by Jacob Heinz and Lauren Micallef to execute this instrument on his/her behalf.

Witness my hand and Official seal this 11th day of January, 2021.

Notary Public:
My Commission Expires: JUL 24, 2023

MICHELLE LEE PEPPER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

True Copy Certification

I, Lori Patterson, 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 therewith 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, Pam Smithson, a notary public for this county and state, Lori Patterson, 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: 03/13/2022

