WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee COUNTY OF Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 600,000.00 . (Affiant) SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF February, 2021. Notary Public COMMISSION EXPIRES: 11/08/2022 (Affix Seal)	(BLANK FOR REGISTER'S OFFICE ENDORSEMENT) Karen Johnson Davidson County Batch# 582462 DEEDWARR 03/03/2021 08:45:30 AM 2 pgs Fees: $13.00 Taxes: $2,220.00 20210303-0027124

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tony O'Neal Jamie O'Neal	New Owners	064-02-0-06800
(NAME) 207 Rising Sun Terrace	(NAME) at Property	
(ADDRESS) Nashville, TN 37138	(ADDRESS) address	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **John N. Tollini and Becci S. Tollini, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tony O'Neal and Jamie O'Neal, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND 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. 237 on the Plan of Brandywine Farms, Section 13 (Revised), as of record in Book 4660, Page 71, Register's Office for Davidson County, Tennessee.

Said Lot No. 237 fronts 145 feet on the easterly side of Rising Sun Terrace and runs back 263.25 feet on its northerly line and 265.49 feet on its southerly line to a line in the rear measuring 160.0 feet thereon.

Being the same property conveyed to John N. Tollini and Becci S. Tollini, husband and wife by Deed dated July 15, 1993 from Richard H. Frisbie and Elizabeth L. Frisbie, husband and wife, recorded July 16, 1993, in Book 9016, Page 110, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 207 Rising Sun Terrace (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37138 (Postal Zip)

File No.: 3906-21
Warranty Deed Individual LES rev. 09-2018

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. successors 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, 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 my hand this 26 day of February, 2021.

John N. Tollini

Becci S. Tollini

OFFICIAL SEAL
LANCE KENNEDY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/08/23

State of ILLINOIS

County of MCHENRY

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared John N. Tollini and Becci S. Tollini, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed for the purposes therein contained.

Witness my hand this 26 day of FEBRUARY, 2021.

Notary Public

Commission Expires: 12/8/2023

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson

Personally appeared before me, ASHLEE D PAGE a notary public for this county and state, EMILY REED who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022

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