Karen Johnson Davidson County
Batch# 585315 DEEDWARR
03/05/2021 11:30:30 AM 2 pgs
Fees: $13.00 Taxes: $1,548.45
20210305-0029163

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $418,500.00

Laura Anne Randazzo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4 DAY OF March, 2021.

Notary Public

MY COMMISSION EXPIRES: 7-5-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The LNR Living Trust, with Nicholas Jay Randazzo and Laura Anne Randazzo as Trustees, under Trust Agreement dated the 17th day of December, 2019	Same	
(NAME)	(NAME)	08302015000
413 Rodney Way		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(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, **Kimberly Ann Demetrio, married** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The LNR Living Trust, with Nicholas Jay Randazzo and Laura Anne Randazzo as Trustees, under Trust Agreement dated the 17th day of December, 2019** , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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, part of Lot No. 11, of Block "B" on the Map of Weakley Place, of record in Book 161, Page 131, Register's Office for Davidson County, Tennessee and being known as Lot No.4 on an unrecorded map of a re-subdivision of part of said Lot 11, and described according to a copy of a survey thereof made by James A. Hamilton. Jr., Surveyor, July 12, 1947, as follows:

Beginning at a point on the easterly margin of North 16th Street, 100 feet southerly of the southerly margin of Sharpe Avenue, (formerly Weakley Avenue), thence easterly, parallel to the southern margin of Sharpe Avenue, 150 feet to a point, thence southerly parallel to the easterly margin of North 16th Street, 50 feet to a point: thence westerly 150 feet to the easterly margin of North 16th Street; thence with the margin of North 16th Street, northerly 50 feet to the point of beginning.

Being the same property conveyed to Kimberly Ann Demetrio, married by Warranty deed from William Doy Gardner, III, unmarried of record in Instrument No. 20131004-0104574 Register's Office for Davidson County, Tennessee, dated September 10, 2013 and recorded on October 04, 2013.

Christopher George joins in the above conveyance to transfer any and all marital interest he may have in said property as the spouse of Kimberly Ann Demetrio.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plan of record in Plat Book 161, Page 131, Restrictions of record as Instrument Number 20150909-0091535, Sewer Easement of record in Book 1913, Page 622 **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 1013 N. 16th St. Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 4th day of March, 2021.

Kimberly Ann Demetrio

Christopher George

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Kimberly Ann Demetrio and Christopher George** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of March, 2021.

Notary Public
My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

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

My Commission Expires: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY