Karen Johnson Davidson County
Batch# 595211 DEEDWARR
03/18/2021 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210318-0036137

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-1470

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of March, 2021

Notary Public

Commission Expires: 9/6/2022

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mark Travierso 1179 Barnes Rd. Antioch, TN 37013	_NEW OWNER	173-00-0-100.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Dorothy Frances Drummond, Executrix of Ann C. Acuff Estate

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark Travierso

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:

Land in the 5th Civil District of Davidson County, Tennessee, being Lot 8 on the unrecorded plan of the Willie W. Amos Tract, described according to a survey made by C. K. McLemore, Surveyor, July, 1966, as follows:

Beginning on the Northerly line of the Albright property at the corner of Lots 7 and 8, said point being North 85 3/4 degrees west 797.5 feet from the westerly line of the Wair property; thence with the line between Lots Nos. 7 and 8, said point being north 85 1/2 degrees West 1323 feet to the Southerly margin of Barnes Road; thence with said Road, South 56 degrees West 151.9 feet to the corner of Lots 8 and 9; thence with the line between said two lots, South 1/2 degrees West 1229 feet to the Northerly line of the Albright property; thence with said line South 85 3/4 degrees East 128.4 feet to the beginning, containing 3.6 acres, more or less.

Being the same property conveyed to Ann C. Acuff, an unmarried woman by Warranty deed from Bobby J. Stanley and wife, Nancy L. Stanley of record in Book 4289, page 674, Register's Office for Davidson County, Tennessee, dated November 23, 1968 and recorded on November 26, 1968.

Being the same property conveyed to Elsie Pettit, an undivided one-half (1/2) interest as a tenant in common with the right of Survivorship by Quitclaim deed from Ann C. Acuff, unmarried, of record in Book 10321, page 890, Register's Office for Davidson County, Tennessee, dated January 16, 1997 and recorded on January 16, 1997.

Being the same property conveyed to create a fee simple estate in Ann C. Acuff by Quitclaim Deed from Elsie Pettit, an undivided one-half (1/2) interest as a tenant in common with the right of Survivorship of record in Instrument No. 20011108-0122827 Register's Office for Davidson County, Tennessee, dated October 16, 2001 and recorded on November 08, 2001.

Ann C. Cornwell Acuff died April 4, 2020, her estate being administered through Davidson County Probate Court, Docket No. 20P2092. By Last Will and Testament of Ann Cornwell Acuff, the subject property is devised to Cynthia Lynn Bailey, a 50 percent (50%) interest and Roger Abramson and wife, Sandra Abramson, a 50 percent (50%) interest.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1179 Barnes Road, Antioch, Tennessee 37013 and 1181 Barnes Road, Antioch, Tennessee 37013.

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 so 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.

Dated this the 16th day of March, 2021.

Ann C. Acuff Estate

By: Dorothy Frances Drummond, Executrix
Dorothy Frances Drummond, Executrix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dorothy Frances Drummond, Executrix of Ann C. Acuff Estate** 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 for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 16th day of March, 2021.

Notary Public
My Commission Expires: 9/16/2022

(Notary Seal)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills**, 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: 12/15/2021