Karen Johnson Davidson County
Batch# 598872 DEEDWARR
03/23/2021 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20210323-0038537

Name and Address of New Owner:
Matthew LaGrassa
2013 Upland Dr
Nashville, TN 37216
Send Tax Bills To:
New Owner Address

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 073-09-0-147.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **John Badasci and Tonia Badasci, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Matthew LaGrassa, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Tennessee, being Lot No. 54 on the Plan of Henderson Gardens, Section 1, of record in Plan Book 2900, Page 75, Register's Office for said County.

Said Lot No. 54 fronts 70.0 feet on the Northeasterly margin of Upland Drive and extends back 165.0 feet on the Northwesterly line and 147.5 feet on the Southeasterly line to a broken line in the rear, measuring 143.8 feet thereon.

Being the same property conveyed to Tonia Matwijczuk, a married woman by Warranty deed from Madge E. Greer, a single woman of record in Instrument No. 20070515-0057873 Register's Office for Davidson County, Tennessee, dated April 30, 2007 and recorded on May 15, 2017. (Value of consideration shown in aforementioned deed $136,500.00.)

Being the same property conveyed to John Badasci and Tonia Badasci, husband and wife by Quitclaim deed from Tonia Badasci, f/k/a Tonia Matwijczuk, a married woman of record in Instrument No. 20200220-0018709 Register's Office for Davidson County, Tennessee, dated February 14, 2020 and recorded on February 20, 2020.

This property was conveyed to Grantor by instrument number

Being also known as 2013 Upland Drive, Nashville, Tennessee 37216.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of March, 2021.

Tonia Badasci (SEAL)
Tonia Badasci

(SEAL)
John Badasci

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tonia Badasci and John Badasci, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of March, 2021.

SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 10.2.23

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $380,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
19th day of March, 2021.

Notary Public
My commission expires: 3/1/2025

CYNTHIA ROBERTS STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

File No. 2021-1423

202103230038537

True Copy Certification

I, Kelly Greene Elrod, do hereby make this 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 WILLIAMSON

Personally appeared before me, Brianna Bartelsmeyer, a notary public for this county and state, Kelly Greene Elrod, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 9-06-2022

Seal

