Karen Johnson Davidson County
Batch# 599607 DEEDWARR
03/24/2021 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,516.63
20210324-0039019

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-597

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of March, 2021

Notary Public

Commission Expires: 03-23-21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kevin Jude Tumminello and Tamara Jolene Tumminello 2303 A Modena Drive Nashville, TN 37214	InterLinc Mortgage Services, LLC 10613 West Sam Houston Parkway North Suite 200 Houston, TX 77064	084-11-0-176.00

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,

Brandon Adams, Trustee of The 2303 A Modena Dr Trust

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

Kevin Jude Tumminello and Tamara Jolene Tumminello, husband and wife

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 Davidson County, Tennessee, being Westerly 75 feet of Lot No. 191 on the Plan of Plan of A Subdivision of C.R. Quarles Lands Maplecrest of record in Plat Book 1835, Page (s) 27 and 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 191 fronts 75 feet on the southerly side of Moderna Drive and extends back between lines 150 feet on the easterly line and 116.57 feet on the westerly line, to a dead line in the rear, measuring 35 feet thereon.

Being the same property conveyed to David Porter and Sabrina Porter, husband and wife by Warranty deed from William Buddy Waynick and Donna Waynick, husband and wife of record in Instrument No. 20040412-0041001 Register's Office for Davidson County, Tennessee, dated April 08, 2004 and recorded on April 12, 2004. (Value of consideration shown in aforementioned deed $108,000.00.).

Being the same property conveyed to Brandon Adams, Trustee of The 2303 A Modena Dr Trust by Warranty deed from David Porter and Sabrina Porter, husband and wife of record in Instrument No. 20200904-0101330 Register's Office for Davidson County, Tennessee, dated September 03, 2020 and recorded on September 04, 2020. (Value of consideration shown in aforementioned deed $200,000.00.)

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: **2303 A Modena Drive, Nashville, TN 37214.**

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 23rd day of March, 2021.

The 2303 A Modena Dr Trust

By: _____
Brandon Adams, Trustee

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Brandon Adams, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Trustee of The 2303A Modena Dr Trust the within named bargainor, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 23rd day of March, 2021.

LAUREN LAMBERTH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

_____
Notary Public

My Commission Expires: 03-2321

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