Karen Johnson Davidson County
Batch# 609799 DEEDWARR
04/07/2021 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20210407-0046404

ADDRESS NEW OWNERS and
SEND TAX BILLS:
DEMARIO MITCHELL, unmarried man

401 Shoreline Circle
Antioch, TN 37013

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
165-05-0A-056.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, ROBERT S. CURTO, unmarried man , hereinafter called GRANTOR, have this day bargained and sold and by these presents transfer and convey to DEMARIO MITCHELL unmarried man , hereinafter called GRANTEE, their heirs, successors and assigns forever, the following described property, to wit:

> A certain Tract or Parcel of Land located in Davidson County, State of Tennessee, described as follows; to-wit:
> Land in Davidson County, Tennessee, being all of Lot No. 56, Subdivision Plat, Section 1, Phase 1, South Shore, of record in Instrument No. 20020624-0075604, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said lot.
> Being the same property conveyed to Robert S. Curto by Warranty Deed from Clayton Properties Group, Inc., a Tennessee Corporation dated May 14, 2018 and recorded May 16, 2018 in Instrument No 20180516-0046880, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 401 Shoreline Circle, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTOR covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 25 day of March, 2021.

ROBERT S. CURTO

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, ROBERT S. CURTO, unmarried man , the within named bargainors 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 at office this 25 day of March, 2021.

NOTARY PUBLIC

My Commission Expires: 4.19.21

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $215,000.00

AFFIANT

Subscribed to and sworn before me, this the 6th day of APRIL, 2021.

NOTARY PUBLIC

My Commission Expires:

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022