Karen Johnson Davidson County
Batch# 612666 DEEDWARR
04/12/2021 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $2,227.40
20210412-0048080

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1154

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Caroline Mimi McHale and Kevin McHale, wife and husband,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kimberly Sansing Molteni and Thomas Maxwell Molteni, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 79 on the Final Plan of Phase 2, Village of Cherry Glen, of record in Book 9700, page 322, Register 1s Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Caroline Mimi McHale, married by deed from Mary Wilson Wege, Trustee of the Wege Living Trust under agreement dated September 1, 2000, dated August 28, 2014, of record in Inst. No. 20140904-0081150, Register's Office for Davidson County, Tennessee. Caroline Mimi McHale is married to Kevin McHale who joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 924 Cherry Plum Court, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Kimberly Sansing Molteni **924 Cherry Plum Court** **Nashville, TN 37215**	Guaranty Home Mortgage Corporation 316 Robert Rose Drive Murfreesboro, TN 37129	**131-06-0H-027.00**

WITNESS THE EXECUTION HEREOF this 9th day of April, 2021.

Caroline Mimi McHale **Kevin McHale**

State of Tennessee)
County of Davidson)

On this 9th day of April, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Caroline Mimi McHale and Kevin McHale, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON COUNTY OF DAVIDSON STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 602,000.00.**

Affiant

Sworn and subscribed before me on this the 9th day of April, 2021.

Notary Public

My Commission Expires: 12/22/21

DEBORAH A. RAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 12-22-2021

True Copy Certification

I, Brenda Shelby, 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.

Brenda Shelby
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Deborah Rand, a notary public for this county and state, Brenda Shelby, 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: 12/22/21

