Karen Johnson Davidson County
Batch# 612885 DEEDWARR
04/12/2021 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20210412-0048342

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-10976-MC

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is ~~$410,000.00~~ $410,000.00

Affiant

Subscribed and sworn to before me, this the 8th day of April, 2021.

Notary Public
My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hayley Gjertsen 1012 Garfield Street Nashville, TN 37208	Champions No Agree LLC 8828 Frankworth Rd Dallas, TX 75238	081-12-0-139.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Shannon M. Rizzo, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Hayley Gjertsen, a single woman**, hereinafter called the Grantee(s), his/her/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 a tract or parcel of land situated and lying in Davidson County, Tennessee, the same being the westerly 37 1/2 feet of the southerly 90 feet of Lots 267 and 268 in McCavock, Wetmore and Others First Addition to Nashville, called the Town of McCavock, a plan to which is of record In Book 21, Page 23, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the Northeast corner of Garfield Street and an alley, being the Southwest corner of Lot No. 267; thence with the northerly margin of Garfield Street, easterly 37 1/2 feet to a point 112 1/2 feet westerly from the westerly margin of Polk Street; thence parallel with alley northerly 90 feet to the southerly margin of a 10 foot alley; thence with said alley westerly 37 1/2 feet to the easterly margin of first mentioned alley; thence with easterly side of said alley 90 feet to the beginning.

Being the same property conveyed to Shannon M. Rizzo, an unmarried woman by Warranty deed from Brian Perkins and Lauren E. Williams, husband and wife of record in Instrument No. 20170216-0016253 Register's Office for Davidson County, Tennessee, dated February 14, 2017 and recorded on February 16, 2017.

This is ☒ improved or ☐ unimproved property located at: **1012 Garfield Street, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of April, 2021.

GRANTOR:

Shannon M. Rizzo

STATE OF Pennsylvania
COUNTY OF Montgomery

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Shannon M. Rizzo, the within named bargainor(s), 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 at office this **8th** day of April, 2021.

Notary Public
My Commission expires: 11/03/2024

Commonwealth of Pennsylvania - Notary Seal
SAFIYA MARTIN - Notary Public
Philadelphia County
My Commission Expires November 3, 2024
Commission Number 1385957

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY