Karen Johnson Davidson County
Batch# 627059 **DEEDQC**
04/30/2021 03:05:23 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210430-0058445

JM-SB-VRES-20-3812

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF April, 2021.

Notary Public

MY COMMISSION EXPIRES: 7-09-2024

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Michael Arthur Farona, unmarried** | **NEW OWNER** | |
| (NAME) | (NAME) | |
| **3812 Lunn Dr,** | | **05811006700** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37218** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL FRANKLIN FARONA, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL ARTHUR FARONA, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 136 on the Plan of Plan of Royal Hills, Section I of record in Plat Book 4675, Page 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Arthur Farona, a single man, and Michael Franklin Farona, a single man, as tenants in common with right of survivorship by Warranty Deed from Charline Scates, Administrator for the Estate of Rose Lee McShand of record in Instrument No. 20210203-0015872, Register's Office for Davidson County, Tennessee.

The subject property was not the marital residence of the grantor.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3812 Lunn Dr, Nashville, Tennessee 37218**.

Witness my/our hand(s) this the 29 day of April, 2021.

Michael Franklin Farona by Michael Arthur Farona as attorney-in-fact.
Michael Franklin Farona
by Michael Arthur Farona as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL ARTHUR FARONA, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHAEL FRANKLIN FARONA, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL FRANKLIN FARONA.

Witness my hand and official seal, this the 29th of ~~January~~ April, 2021.

Wendy G Haddix
Notary Public
My Commission Expires: July 3, 2023
(SEAL)

WENDY G HADDIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206