Karen Johnson Davidson County
Batch# 628173 DEEDWARR
05/04/2021 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210504-0059403

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $300,000.00.

Affiant

Subscribed and sworn to me on 04/30/21.

Emily B. Hebert
NOTARY PUBLIC
My Commission Expires: 03-03-2025

EMILY B. HEBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Rachel Chinetti 800 14th Street Old Hickory, TN 37138	Pinnacle Financial 150 3rd Ave. South Suite 1000 Nashville, TN 37201	053 03 0 179.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Joyce C. Turner, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Rachel Chinetti and Paul Chinetti, wife and husband, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 226, Section "B", Village of Old Hickory, on the Plan of record in Plat Book 1424, Page 67, Register's Office for Davidson County, Tennessee, and described according to a survey by R.L. Montoya-Land Surveying, Inc., dated 12/2/02, TN.RLS No 697, as follows:

BEGINNING at a point in the southerly margin of Fourteenth Street at the corner of Lot 227 and Lot 226; thence N0°44'18"E, 194.75 feet to a point; thence S 88° 09'00"E, 50.2 feet to a point; thence S48°33'07"E, 32.85 feet to a point; thence S0°03'06"E, 113.08 feet to a point; thence S3°19'25"E, 60.64 feet to a point, the corner of Lot 223 and 226 on the Southerly margin of Fourteenth Street; thence, N89°02'00"W, 80.96 feet to the point of beginning.

Together with the sewer access easement onto and across a portion of Lot 222 adjoining, of record in Instrument No. 20021212-0153493, said Register's Office.

BEING the same property conveyed to Joyce C. Turner, unmarried, by Warranty Deed from Jerry Cooper Smith, unmarried, dated December 13, 2002 and recorded December 27, 2002 in Instrument No. 20021227-0159819, Register's Office for Davidson County, Tennessee.

This is Improved property, known as 800 14th Street, Old Hickory, TN 37138

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

Witness our hands on 04/30/21.

Joyce C. Turner by Angela Turner Evans attorney in fact
Joyce C. Turner
By: Angela Turner Evans, 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, Angela Turner Evans, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the "attorney-in-fact" for Joyce C. Turner and is authorized by Joyce C. Turner to execute this instrument on behalf of Joyce C. Turner.

Witness my hand and official seal on 04/30/21.

P Hill
NOTARY PUBLIC

My Commission Expires: 11-6-24

PATRICIA S HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

Certificate of Authenticity

I, John Cobb Rochford, do hearby 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 Davidson

Personally appeared before me, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed.

Emily B. Hebert

Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY