WARRANTY DEED

Karen Johnson Davidson County
Batch# 648050 DEEDWARR
06/02/2021 11:43:57 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20210602-0073841

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$360,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LAUREN ROSE EWING
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Patricia Ann Mitchell 7204 River Bend Drive Nashville, TN 37221	Truist Bank 901 Semmes Ave. Richmond, VA 23224	141-12-0C-013.00

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, **William Cerrito, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Patricia Ann Mitchell**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of River Bend, of record in Book 6900, Pages 504-505, and amended in Book 7465, Page 833, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 88.14 feet on the southerly margin of River Bend Road and extends back 138.84 feet on the easterly line and 140.48 feet in the westerly line to a broken line in the rear, measuring 88.15 feet thereon.

Being the same property conveyed to Laura Mae Moritomo and Felipe C. De La Rosa, Jr by Warranty Deed from John D. Minton Construction Co., Inc., a corporation, dated 03/20/1992 and recorded 03/23/1992, of record in Book 8581, Page 281, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Laura De La Rosa and Felipe C. De La Rosa, Jr., wife and husband, as tenants by the entireties by Quit Claim Deed from Laura De La Rosa formerly known as Laura Mae Moritomo and Felipe C. De La Rosa, Jr., a now married couple, dated 11/14/2014 and recorded 12/10/2014, of record in Instrument 201412100112882, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-SB-P-21-7204

Being the same property conveyed to Felipe C. De La Rosa, Jr. and wife, Laura De La Rosa, as tenants by the entirety, a one-third (1/3) undivided interest, and Felipe C. De La Rosa, Jr., and William Cerrito, as joint tenants with right of survivorship, a two-third (2/3) undivided interest by Quit Claim Deed from Felipe C. De La Rosa, Jr., and wife, Laura De La Rosa, dated 03/01/2017 and recorded 03/10/2017, of record in Instrument 201703100024069, Register's Office for Davidson County, Tennessee.

The said Felipe De La Rosa, Jr died on 02/28/2018, leaving the said Laura De La Rosa the surviving tenant by the entirety and William Cerrito the surviving tenant. Laura De La Rosa is conveying her 1/3 interest in said property.

Being the same property conveyed to William Cerrito by Quit Claim Deed from Laura De La Rosa, dated 02/10/2021 and recorded 02/24/2021, of record in Instrument 202102240022814, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 7204 River Bend Drive, Nashville, TN 37221

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. 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 my hand this the 27th day of May, 2021.

William Cerrito

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared William Cerrito, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal, this the 27th of May, 2021.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)

John M. Wells
State of Tennessee Notary Public
Davidson County