Karen Johnson Davidson County
Batch# 648195 DEEDWARR
06/02/2021 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20210602-0074042

Prepared by:
Security Title & Escrow Co., LLC
1517 Hatcher Lane, Ste A
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Amiee Dewitt, unmarried,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **John Paul Badasci and Tonia Marta Badasci, husband and wife,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee and being Lot 543, Section 1, Phase 8 of Lenox Village as shown on the plat of record in Instrument No. 20060824-0104608, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Amiee DeWitt by Quitclaim Deed dated August 3, 2016 of record in Instrument No. 20160819-0086692, Register's Office of Davidson County, Tennessee.

Map & Parcel 173-9-0A-569

Property Address: 9059 Rigden Mill Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 27 day of **May, 2021**.

Amiee Dewitt

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, Amiee Dewitt, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27 day of **May, 2021**.

My commission expires:
2/28/2022

Notary Public:

KIM SWANNER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 2-28-2022

STATE OF TENNESSEE
COUNTY OF **Davidson**

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$425,000.00**

Affiant

Subscribed and sworn to before me, this 27 day of **May, 2021**.

My commission expires:
11/5/22

Notary Public:

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NEW PROPERTY OWNERS:

John Badasci and Tonia Badasci

9059 Rigden Mill Drive
Nashville, Tennessee 37211

PERSON(S) RESPONSIBLE FOR TAXES:

New Owner

Certificate of Authenticity

I, Steven Disser, 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.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON