Karen Johnson Davidson County
Batch# 650429 DEEDWARR
06/07/2021 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $791.80
20210607-0075879

WARRANTY DEED

TRACY HORNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$214,000.00

Affiant

Subscribed and sworn to before me this 2nd day of June, 2021

Notary Public
My Commission expires: 2/27/24
(Affix Seal)

THIS INSTRUMENT PREPARED BY

James W. Cobb, Esq. 131 Walton Ferry Road, Ste. 11, Hendersonville, TN, 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Leslie Larsen	New Owner	096-16-0A-023.00CO
310 Lakebrink Drive	**310 Lakebrink Drive**	
Nashville, TN 37214	**Nashville, TN 37214**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Ramon Scarassati and Tristan Scarassati

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Leslie Larsen, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND SITUATED OF ROBERTSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Parcel: 096-16-0A-023.00CO

Parcel: 096-16-0A-023.00CO

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Section I, Phase One- 'B', Larchwood, Planned Unit Development of record in Plat Book 6200, Page 171, 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 Robert E. Kowarch and wife, Katherine S. Kowarch by Warranty Deed from James H. Grice, Jr. of record in Instrument No. 20130906-0094282 Register's Office for Davidson

County, Tennessee, dated August 27, 2013 and recorded on September 06, 2013.

Being the same property conveyed to Ramon Scarassati and Tristan Scarassati, a married couple, by Deed from Robert E. Kowrach and wife, Katherine S. Kowrach dated December 19, 2019 and recorded on December 23, 2019 of record in Instrument No. 20191223-0131871, said Register's Office.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

This is improved (_ X__) unimproved (___) property known as 310 Lakebrink Drive, Nashville, TN 37214

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, successors and assigns, forever. GRANTORS covenant with GRANTEES that GRANTORS 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. GRANTORS does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 our hand(s) this 01 day of June, 2021.

RAMON SCARASSATI
Ramon Scarassati

Tristan Scarassati

STATE OF TEXAS
COUNTY OF TRAVIS

WHEN RECORDED RETURN TO:
Midtown Title, LLC
313 E. Main Street, Suite 2
Hendersonville, TN 37075
File No.: 1-12138-THI

Before me, a Notary Public in and for said County and State, Ramon Scarassati and Tristan Scarassati, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and Official Seal at office this 1st day of June, 2021.

My commission expires 12-09-2022.

Notary Public

MARK D. GRIFFITHS
Notary Public, State of Texas
Comm. Expires 12-09-2022
Notary ID 128465846

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

