Karen Johnson Davidson County
Batch# 651159 DEEDWARR
06/08/2021 07:43:30 AM 3 pgs
Fees: $18.00 Taxes: $25,160.00
20210608-0076329

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1335

#36274

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anthony Tinghitella, unmarried, and John G. Fulcher, unmarried, Tenants in Common with Right of Survivorship**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael D. Sontag, Trustee, of the 109 Westhampton Place Trust U/A dated May 26, 2021, with full power to mortgage, sell, transfer and/or convey without the joiner or necessity of any beneficiary**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot 1, PLAN OF RESUBDIVISION OF A PART OF LYNNMEADE SUBDIVISION, as shown on plat of record in Plat Book 3700, Page 115, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Anthony Tinghitella, unmarried and John G. Fulcher, unmarried, Tenants in Common with Right of Survivorship, by Quitclaim Deed from Smith & Cortlandt, LLC, a Tennessee Limited Liability Company, dated July 9, 2010 of record in Instrument No. 20100720-0056574, Register's Office, Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 109 Westhampton Place, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Michael D. Sontag, Trustee **109 Westhampton Place** **Nashville, TN 37205**	New Owner 109 Westhampton Place Nashville, TN 37205	**116-07-0-112.00**

WITNESS THE EXECUTION HEREOF this 1st day of June, 2021.

Anthony Tinghitella

John G. Fulcher

State of Tennessee)
County of Davidson)

On this 1st day of June, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Anthony Tinghitella and John G. Fulcher, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 6,800,000.00.**

Affiant

Sworn and subscribed before me on this the 1st day of June, 2021.

Notary Public

My Commission Expires: 10-2-2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

