Karen Johnson Davidson County
Batch# 652240 DEEDWARR
06/09/2021 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $969.40
20210609-0077099

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2021.

Carmen Coats

Notary Public
MY COMMISSION EXPIRES:
File No. G21-12728

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Emilee Teresa Frazier	InterLinc Mortgage Services, LLC	119-12-0-042.00
(NAME)	(NAME)	
732 Cameo Dr.	5875 N. Sam Houston Pkwy West, Ste. 300	
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37211	Houston, TX 77086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Dari Anne Amato, Heir at Law of Linda C. Tarbuk**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emilee Teresa Frazier, an unmarried woman**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 33 on the Plan of Battlewood Subdivision, Section One, as of record in Book 1835, Page 31, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Christine L. Tarbuk (who is also known as Linda Christine Tarbuk or Linda C. Tarbuk), a single person, by Warranty Deed from Daniel R. Cantrell, dated 5/21/1987 and recorded 6/3/1987 in Book 7256, Page 202, Register's Office for Davidson County, Tennessee.

The said Linda C. Tarbuk died intestate on February 25, 2021, leaving Dair Anne Amato as her sole heir at law. See Affidavits of Heirship recorded 5/4/2021 in Instrument Numbers 20210504-0059558 and 20210504-0059559, her only heir-at-law is reported to be her daughter, Dari Anne Amato.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1835, page 31, Register's Office for Davidson County, Tennessee.

2. Subject to Easement to Qwest Communications International, Inc. of record in Instrument Number 20120228-0017172; Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 732 Cameo Drive, Nashville, TN 37211.

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. Whenever 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/our hand(s) this 28th day of May, 2021.

Dari Anne Amato

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of May, 2021, before me personally appeared Dari Anne Amato, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of May, 2021.

Notary Signature
My commission expires:

TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022