Karen Johnson Davidson County
Batch# 655302 DEEDWARR
06/11/2021 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210611-0079044

**WARRANTY DEED**

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-19-2023

File No. BC-21-832

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2021

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joel William Friedman and Kelly Marie West (NAME) | First Choice Lending (NAME) | |
| 2952 Steamboat Drive (ADDRESS) | 9821 Cogdill Rd, Ste 2 (ADDRESS) | 062-02-0A-268.00-CO |
| Nashville, TN 37214 (CITY) (STATE) (ZIP) | Knoxville, TN 37932 (CITY) (STATE) (ZIP) | |

FOR AND 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 HEREBY ACKNOWLEDGED, I/we, **David C. Germano, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelly West and Joel Friedman, as tenants in common**, HEREINAFTER CALLED THE GRANTEE, 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. 285 on the Plan of Final Plat of River Trace Estates, Phase I, Section 4 and 5 of record in Plat Book 9700, Page 409, 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 Ami Shannon Clark, unmarried by Warranty deed from Fox Ridge Homes, Inc., f/k/a NVR Fox Ridge, Inc. of record in Instrument No. 20001212-0122195 Register's Office for Davidson County, Tennessee, dated November 30, 2000 and recorded on December 12, 2000.**

**Being the same property conveyed to David C. Germano by Warranty deed from Ami Shannon Clark of record in Instrument No. 20210421-0053357 Register's Office for Davidson County, Tennessee, dated April 16, 2021 and recorded on April 21, 2021.**

**Margaret Germano, spouse of David C. Germano, never resided at this property.**

**This is property more commonly known as 2952 Steamboat Drive, Nashville, TN 37214.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 9th day of June, 2021.

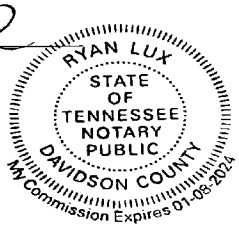
David C. Germano

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of June, 2021, before me personally appeared David C. Germano, 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 9th day of June, 2021.

Notary Signature
My commission expires:



# True Copy Certification

I, Brenda Shelby, 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.

Brenda Shelby
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Deborah Rand, a notary public for this county and state, Brenda Shelby, 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: 12/22/21

