Karen Johnson Davidson County
Batch# 659241 DEEDWARR
06/17/2021 01:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20210617-0082034

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-19-23
(AFFIX SEAL)

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ryan Shinska and Alicia Van Huizen		Parcel ID: 061 15 0 323.00
(NAME) 1114 Stratford Avenue	(NAME) **New Owner**	
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Patricia Sue Monti, Trustee of the Patricia Sue Monti Family Trust dated February 6, 2009**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ryan C. Shinska and Alicia Van Huizen, Husband and Wife**, 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 2, A Resubdivision of Lot 231 on the Plan of Inglewood Place, as shown on Plat of record in Instrument No. 20100708-0053551, 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 Patricia Sue Monti, Trustee of the Patricia Sue Monti Family Trust dated February 06, 2009, by Warranty Deed from Eric W. Kimmerling and wife Gretchen M. Kimmerling, of record in Instrument No. 20131126-0121155, in the Register's Office of Davidson County, Tennessee, dated November 21, 2013 and recorded on November 26, 2013.

Patricia Sue Monti is NKA Patricia Sue Monti Smith

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1114 Stratford Avenue, Nashville, TN 37216

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 our hands this 10th day of June, 2021

Patricia Sue Monti Smith, Trustee of the Patricia Sue Monti Family Trust dated February 6, 2009

BY: Patricia Sue Monti Smith Trustee of the Patricia Sue Monti Family Trust dated February 6, 2009.

STATE OF FLORIDA

COUNTY OF VOLUSIA

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Patricia Sue Monti, Trustee of the Patricia Sue Monti Family Trust dated February 6, 2009, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of June, 2021.

Notary Public MARY ANN SIGURDSON

My Commission Expires: 06/11/2022

(SEAL)

The foregoing instrument was acknowledged before me by means of
☒ Physical Presence ☐ Online Notarization

MARYANN SIGURDSON
Notary Public - State of Florida
Commission # GG 227465
My Comm. Expires Jun 11, 2022

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