Karen Johnson Davidson County
Batch# 663104 DEEDWARR
06/23/2021 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20210623-0084825

WARRANTY DEED

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Antonino Giuseppe DeMaggio	~~New Owner~~ JHH Evansville Teachers FCU	072 10 2O 001.00
(NAME)	(NAME)	
1303A Litton Avenue	1200 Forest Bridge Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Louisville, KY 40223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Vanessa Santos and Derik Feinberg, wife and husband**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Antonino Giuseppe DiMaggio and Alexandria Sawyer, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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 Unit No. A on the Plan of Homes at 1303 Litton Avenue, as established by Declaration of Covenants, Conditions and Restrictions of Homes at 1303 Litton Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190924-0096873, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of for as at 1303 Litton Avenue shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20190924-0096873, Register's Office for Davidson County, Tennessee for a more complete identification and description of said Unit.

Being part of the same property conveyed to Michael Payne and Michele Corlew, tenants in common with rights of survivorship by Warranty Deed from Marguerite Pride Southall, unmarried, dated 05/07/2019 and recorded 05/08/2019, of record in Instrument 201905080042950, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to M7 Properties by Quit Claim Deed from Michael Payne and Michele Corlew, dated 10/03/2019 and recorded 10/07/2019, of record in Instrument 201910070102602, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Vanessa Santos and Derik Feinberg, wife and husband by Special Warranty Deed from M7 Properties, a Tennessee General Partnership, dated 08/07/2020 and recorded 08/07/2020, of record in Book 421, Page 86, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the following: Taxes for 2020 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Plat Book 421, Page 86, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument

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201909240096873, Register's Office for Davidson County, Tennessee. Notice of Completion of record in Instrument 202007270082006, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1303A Litton Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 17 day of June, 2021.

Vanessa Santos, by K. Thomas Sidwell, as attorney in fact

Derik Feinberg, by K. Thomas Sidwell, as attorney in fact

State of Tennessee
County of Williamson

On this 17th day of June, 2021, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared K. Thomas Sidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Vanessa Santos and Derik Feinberg, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book __ , Page ____, Register's Office of Davidson County, Tennessee.

202106230084824

Witness my hand and Official seal this 17th day of June, 2021.

Notary Public:
My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

File No.: 1274628
Warranty Deed TN

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