Karen Johnson Davidson County
Batch# 665229 DEEDWARR
06/25/2021 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20210625-0086713

WARRANTY DEED

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Michele R. Piciacchia
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 5.2.22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0473

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Christopher P. Piciacchia and Michele R. Piciacchia	New Owner	Map: 096160A00200CO
(NAME) 4665 Hessey Rd.	(NAME)	
(ADDRESS) Mount Juliet, TN 37122	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS ($160,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CECELIA L. PETTY, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHRISTOPHER P. PICIACCHIA AND WIFE, MICHELE R. PICIACCHIA,

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. 2 on the Plan of Phase One, Section One, Larchwood, a Planned Unit Development, of record in Book 6200, Page 51, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

SAID Lot No. 2 fronts 17.99 feet on the northerly margin of an unnamed street, now known as Lakebrink Drive, and extends back 94.01 feet on the westerly line and 89.89 feet on t he easterly line to a dead line in the rear, measuring 17.41 feet thereon.

Being the same property conveyed to Cecelia L. Petty, unmarried, by deed from Jerry M. Gilchrist, married, of record in Book 8713, Page 827, dated August 27, 1992, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6200, Page 51, said Register's Office.

Charter for Homeowners Association of record in Book 6391, Page 434 and Book 6391, Page 440, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed of common areas to Homeowners Association of record in Book 6323, Page 670 and Book 7440, Page 30, in the Register's Office for Davidson County, Tennessee.

All matters of Larchwood P.U.D. Boundary Plat of record in Plat Book 5200, Page 541, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record inBook 5479, Page 443, amended in Book 5681, Page 532, Book 5688, Page 696, Book 5773, Page 797, Book

6011, Page 130, Book 6299, Page 152, Book 6301, Page 82, Book 6391, Page 449, Book 6767, Page 385, Book 7434, Page 620, Book 7792, Page 540, Book 8032, Page 432, Book 9827, Page 12, and Book 6299, Page 166, amended in Book 6301, Page 96, Book 6391, Page 459, Book 6873, Page 939 and Book 7271, Page 342, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 303 Lakebrink Drive, Nashville, TN 37214
(House No.) (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 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 25th day of June, 2021.

Cecelia L. Petty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cecelia L. Petty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 25th day of June, 2021.

My Commission Expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Aubrey Seavers, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 25, 2021.

(AFFIANT) – Aubrey Seavers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 25th day of June, 2021.

My commission expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY