Karen Johnson Davidson County
Batch# 669086 DEEDWARR
07/01/2021 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210701-0089023

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0327

PATRICIA NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of June, 2021

Notary Public

Commission Expires: 3/6/24

Address of New Owner	Send Tax Bills To:	Map & Parcel
Terry Wayne Telford 202 Cunniff Parkway Goodlettsville, TN 37072	First Commonwealth Mortgage 12004 Shelbyville Road Louisville, KY 40243	033-14-0-006

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Thomas P. Corritore and Steven A. Shirey, Co-Trustees of the Corritore Shirey Family Revocable Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Terry Wayne Telford and wife, Sandra Telford

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. 53 on the Plan of Pleasant Hill, as of record in Book 2900, Page 69, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the northern margin of Cunniff Park Way at the corner of Lots 52 and 53; thence with the line between said two lots, Northerly 208.2 feet to the corner of Lots. 52, 53, and 54; thence with the line between Lots 53 and 54, westerly 213.6 feet to the easterly margin of Fonnic Drive; thence with the same, southerly 165 feet to the beginning of a curve; thence around said curve, having a radius of 25 feet, southeasterly 38.16 feet to the northerly margin of Cunniff Park Way; thence with the same, easterly 166 feet to the beginning.

BEING the same property conveyed to Thomas P. Corritore and Steven A. Shirey, Co-Trustees of the Corritore Shirey Family Revocable Trust dated August 8, 2019, by Quitclaim Deed from Steven A. Shirey and spouse, Thomas P. Corritore, as tenants in common with right of survivorship, a 50% undivided interest, and Jane Shirey, an unmarried woman, an undivided 50% interest, as tenants in common, dated 8/8/2019 and recorded 8/12/2019 in Instrument Number 20190812-0079961; and the same property previously conveyed to Steven A. Shirey, an unmarried man, and Thomas P. Corritore, an unmarried man, as tenants in common with right of survivorship, a 50% undivided interest, and Jane Shirey, an unmarried woman, an undivided 50% interest, as tenants in common, by Quitclaim Deed from Steven A. Shirey, an unmarried man, dated 12/14/2012 and recorded 12/20/2012 in Instrument Number 20121220-0117484; and previously conveyed to Steven A. Shirey by Warranty Deed from Henry D. Driver and wife, Ara Dell Driver, dated 3/6/2008 and recorded 3/12/2008 in Instrument Number 20080312-0024917, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 202 Cunniff Parkway Goodlettsville, TN 37072.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of June, 2021.

Corritore Shirey Family Revocable Trust dated August 8, 2019

By: _____
Thomas P. Corritore, Co-Trustee

By: _____
Steven A. Shirey, Co-Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Thomas P. Corritore and Steven A. Shirey, Co-Trustees of the The Corritore Shirey Family Revocable Trust dated August 8, 2019, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon their oath, acknowledged themselves to be the Co-Trustees, of the The Corritore Shirey Family Revocable Trust dated August 8, 2019, and that they as such Co-Trustees, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Thomas P. Corritore and Steven A. Shirey, as Co-Trustees.

Witness my hand and official seal at Hendersonville, Tennessee this 30th day of June, 2021

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KIM GRAVES
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024
(Notary Seal)

Kim Graves
Notary Public
My Commission Expires: 8-20-24

Certification of Recorded Documents

I, Laura Hamann, 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 30, 2021.

(AFFIANT) – Laura Hamann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 30th day of June, 2021.

My commission expires: 3/6/24

Notary Public

PATRICIA MICHAELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.