Karen Johnson Davidson County
Batch# 672351 DEEDWARR
07/07/2021 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,179.30
20210707-0091402

THIS INSTRUMENT PREPARED BY: The Row Title & Escrow, LLC 20 Music Square West, Suite 200 Nashville, TN 37203 MARIAH GRACE KERBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $589,000.00 Affiant Subscribed and sworn to before me, this 30th day of June, 2021. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Franco Recchia and Cynthia Carvalho Recchia 251 Ensworth Place Nashville, TN 37205	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 116-04-0-037.000

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAROLE A. ENSLEY, AN UNMARRIED WOMAN** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **FRANCO RECCHIA AND CYNTHIA CARVALHO RECCHIA, HUSBAND AND WIFE** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 25, as shown on the map entitled the Plan of Kenner-Manor Land Co.'s Second Subdivision of the Kenner Tract, of record in Book 421, page 100, Register's Office for Davidson County, Tennessee.

Said Southerly one-half of said lot fronts 50 feet on the Northeasterly margin of Kenner Avenue and extends back 139.5 fee more or less, on the Northwesterly line and 136 feet on the Southeasterly line to a dead line in the rear, measuring 50.08 feet

Being the same property conveyed to CAROLE A ENSLEY, by deed from SHANE ROWAN AND SPOUSE, VERONICA SECKLER ROWAN, of record as Instrument No. 20100713-0054824, dated June 28, 2010, said Register's Office.

This is improved property commonly known as: **186 Kenner Avenue, Nashville, TN 37205**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2021.

Carole A. Ensley

CAROLE A. ENSLEY

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CAROLE A. ENSLEY**, 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 at office this 30th day of June, 2021.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-16-2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Margaret Phipott, 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 6/30/2021 (date of document).

Affiant Signature

6/30/2021
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: May 5, 2025

NOTARY'S SEAL

