Karen Johnson Davidson County
Batch# 673739 DEEDWARR
07/09/2021 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20210709-0092653

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

Subscribed and sworn to before me, this 8 day of JULY, 2021.

Notary Public
My commission expires: 7/9/2024

TORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
MICHAEL C. ANDERSON 30 Music Square W. Ste. 105 Nashville, TN 37203	NEW OWNER	13302031700

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELIZABETH S. PAPE AND CHRISTOPHER MARTUCCI, WIFE AND HUSBAND,** hereinafter referred to as Grantors, have bargained and sold, and does hereby transfer and convey to, **MICHAEL C. ANDERSON, an unmarried man,** hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: to- wit:

TRACT 1: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 49, AS SHOWN ON THE MAP ENTITLED NOLEN HEIGHTS, OF RECORD IN PLAT BOOK 332, PAGE 122, REGISTER'S OFFICE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

TRACT 2: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY ONE-HALF OF LOT NO. 48 ON THE MAP ENTITLED NOLEN HEIGHTS, OF RECORD IN PLAT BOOK 332, PAGE 122, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ELIZABETH S. PAPE AND CHRISTOPHER MARTUCCI, WIFE AND HUSBAND, BY WARRANTY DEED DATED MARCH 8, 2019, FROM ROBERT WALSH, MARRIED, OF RECORD IN INSTRUMENT NO. 20190312-0022563, DAVIDSON COUNTY REGISTER OF DEEDS.

This is improved property known as 300 MCCALL STREET, NASHVILLE, TENNESSEE 37211.

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.

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, his heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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. Grantors do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 my hand this 8TH day of JULY, 2021.

ELIZABETH S. PAPE

CHRISTOPHER MARTUCCI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, ELIZABETH S. PAPE AND CHRISTOPHER MARTUCCI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee, this 8th day of July, 2021.

Notary Public

My Commission expires: 11/08/22 (SEAL)

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 July 8, 2021.

Affiant Signature

July 8, 2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8th day of July, 2021.

Notary's Signature
My Commission Expires: 9-24-22

Notary's Seal

