Karen Johnson Davidson County
Batch# 678588 **DEEDWARR**
07/16/2021 03:03:32 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50

20210716-0096043

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-25-2022

THIS INSTRUMENT WAS PREPARED BY
Houston Akin, Mockingbird Title & Escrow Services, LLC, 1427 Greenwood Avenue, Nashville, TN 37206

File No.: 21-6-0070-HA

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Dominic Falsetti	Homeside Financial	084-04-0-032.00
(NAME)	(NAME)	
2518 Meadowood Drive	8621 Robert Fulton Dr. # 150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Columbia, MD 21046	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Sixty-Five Thousand And No/100 Dollars ($465,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MARK WHITAKER AND CHRISTINE WHITAKER, A MARRIED COUPLE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DOMINIC FALSETTI, 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. 31, on the Map of Section One, McGavock Heights, of record in Plat Book 2330, Page 70, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby given for a more complete and accurate description of said lot.

Being the same property conveyed to Mark Whitaker and Christine Whitaker, husband and wife, by Warranty Deed from Wessley Inscoe and wife, Melissa Inscoe, of record in Instrument No. 20210615-0080322, in the Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2518 Meadowood 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 15th day of July, 2021.

Mark Whitaker, by Debra Whitaker Akin, as Attorney-in-fact
Mark Whitaker, by Debra Whitaker Akin, as Attorney-in-fact

Christine Whitaker, by Debra Whitaker Akin, as Attorney-in-fact
Christine Whitaker, by Debra Whitaker Akin, as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Debra Whitaker Akin, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for Mark Whitaker, the within named bargainor, and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Mark Whitaker, the bargainor, by the said Debra Whitaker Akin, as Attorney-in-Fact.

WITNESS my hand and seal, this 15th day of July 2021.

Teresa Morgan
Notary Public

Affix stamp/seal:

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Debra Whitaker Akin, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for Christine Whitaker, the within named bargainor, and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Christine Whitaker, the bargainor, by the said Debra Whitaker Akin, as Attorney-in-Fact.

WITNESS my hand and seal, this 15th day of July 2021.

Teresa Morgan
Notary Public

Affix stamp/seal:

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023