NEW OWNER:
David R. Venturella
512 Landon Drive
Nashville, TN 37220

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 21-319

MAP & PARCEL
146-16-0-069.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 701490 DEEDWARR
08/20/2021 08:47:30 AM 4 pgs
Fees: $23.00 Taxes: $2,451.25
20210820-0112686

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **SIX HUNDRED SIXTY TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($662,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Bruce M. Shahan and Barbara A. Shahan, husband and wife** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **David R. Venturella and Kelsey J. Venturella, husband and wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Brentwood Hall, Section III of record in Plat Book 2133, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No, 57 fronts 94.0 feet on the Northerly margin of Landon Drive, and extends back 178.2 feet on the easterly line and 179.0 feet on the westerly line to a dead line in the rear measuring 94.0 feet thereon.

Being the same property conveyed to Bruce M. Shahan and Spouse Barbara A, Shahan by Warranty Deed from Louie B Hoop, III and Spouse, Cathy C. Hoop of record in Book 8733, Page 51, Register's Office for Davidson County, Tennessee, dated September 14, 1992 and recorded on September 18, 1992.

Being also known as 512 Landon Drive, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 19 day of August, 2021.

Bruce M. Shahan

Barbara A. Shahan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Bruce M. Shahan and Barbara A. Shahan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19 day of August, 2021.

NOTARY PUBLIC

My commission expires: 10-26-24

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **662,500.00**.

Beth M. Brock

AFFIANT

Sworn to and subscribed to before me this 19th day of August, 2021.

Alice J Stewart

NOTARY PUBLIC

My commission expires: _____

ALICE J. STEWART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 26, 2025

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 8/19/2021.

George E. Mudter, Jr.

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires October 2, 2023

