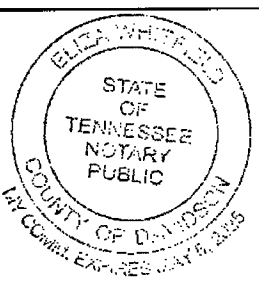
Karen Johnson Davidson County
Batch# 712213 DEEDWARR
09/09/2021 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,534.50
20210909-0120752

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $685,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of September, 2021.

Notary Public

My commission expires: 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Marlene J. Borgess, Trustee of The Marlene J. Borgess Family Trust dated December 10, 2004	New Owner(s)	083 08 0 221.00
PO BOX 5604		
Incline Village, NV 89451		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOSEPH G. FAVAZZO AND VIRGINIA E. FAVAZZO, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARLENE J. BORGESS, TRUSTEE OF THE MARLENE J. BORGESS FAMILY TRUST DATED DECEMBER 10, 2004**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 24 on the Plan of Whitman Meadow, Section Three, of record in Book 4060, Page 182, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph G. Favazzo and Virginia E. Favazzo, husband and wife, by Warranty Deed from Ellen L. Harvey-Smith nka Ellen L. Noble and husband, Terry Noble, of record in Instrument No. 20180914-0091356, in the Register's Office of Davidson County, Tennessee, dated September 13, 2018 and recorded on September 14, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2717 Eastland Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of September, 2021.

Joseph G. Favazzo

Virginia E. Favazzo

STATE OF Ohio
COUNTY OF Delaware

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joseph G. Favazzo and Virginia E. Favazzo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1 day of September, 2021.

Notary Public

My Commission Expires: _____

NOTARY SEAL
STATE OF OHIO

JOSEPH J. BARONE
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/07/2021 (date of document).

Affiant Signature

09/07/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 7th day of September, 2021.

Eliza Whitfield
Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES MAY 5, 2025
NOTARY'S SEAL

202109090120752