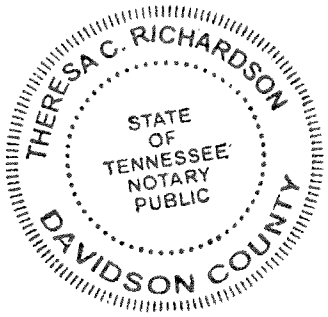
Karen Johnson Davidson County
Batch# 717022 DEEDWARR
09/15/2021 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $7,133.60
20210915-0123845



STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $1,928,000.00.

Affiant

Sworn to and subscribed before me this 14th day of September, 2021.

Notary Public
My Commission Expires: 07-09-2024

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Edward S. Cates and Avery Cates		Independent Bank 5050 Poplar Avenue	
1008 Clearview Drive	1008 Clearview Drive	Suite 2100	**116-08-0-184.00**
Nashville, TN 37205	Nashville, TN 37205	Memphis, TN 38157	

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **Jeffrey Nizzardo and wife, Shannon Nizzardo,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Edward S. Cates and Avery Cates, husband and wife** (Grantees), their heirs and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat to Remove Reserve Status on Reserve Parcel, Resubdivision of Lot 1 on the Resubdivision of Lots 123 & 124 on the Plan of Kenner Manor, Section 2, Plat Book 4715, page 23, R.O.D.C., TN, as of record in Instrument No. 20121129-0109527, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jeffrey Nizzardo and wife, Shannon Nizzardo by Warranty deed from J. Terry Hunter of record in Instrument No. 20150810-0079705 Register's Office for Davidson County, Tennessee, dated August 6, 2015 and recorded on August 10, 2015.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2021, a lien not yet due and payable, and all subsequent years.
Plan of record in Plat Book 4715, Page 23, Register's Office for Davidson County, Tennessee.
Plan of record in Plat at Instrument No. 20121129-0109527, Register's Office for Davidson County, Tennessee.
Easement(s) retained by the Metropolitan Government under Metro Council Bill Nos. 089-938 and 089-1082, in the Metro County Clerk's Office for Davidson County, Tennessee.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 10 day of September, 2021.

Jeffrey Nizzardo

Shannon Nizzardo

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **Jeffrey Nizzardo and wife, Shannon Nizzardo,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 10 day of September, 2021.

NOTARY PUBLIC
My Commission Expires: 1.5.25

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 10TH day of SEPTEMBER, 2021.

Date: 09-10-2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 10TH day of SEPTEMBER, 2021.

Theresa C. Richardson

My commission expires 7/9/2024.