This Instrument Prepared By:
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FIDELIS LAW, PLLC
1585 Mallory Lane, Suite 104
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 737140 DEEDWARR
10/15/2021 09:03:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211015-0138667

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
SANDRA H. PIZZINI, Trustee		
SANDRA PIZZINI REVOCABLE TRUST dated September 22, 2021	SAME	14513001400
1612 OTTER CREEK ROAD		
Nashville, Tennessee 37215		

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409(a)(3)(F)).

SANDRA H. PIZZINI

Sworn to and subscribed before me this October 13, 2021.

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025

Notary Public

My Commission Expires: _____

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, SANDRA K. PIZZINI, sole owner of this subject property as CHRISTOPHER J. PIZZINI having since predeceased me, do hereby transfer, release, and convey any and all of my right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to SANDRA H. PIZZINI, TRUSTEE of the SANDRA PIZZINI REVOCABLE TRUST dated September 22, 2021, and any amendments thereto, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Tyne Valley Estates, Section V, as of record in Book 3600, page 54, said Register's Office.

Said Lot No. 118 fronts 200 feet on the north side of Otter Creek Road and runs back 426.1 feet on the east line and 346.6 feet on the east line to a dead line in the rear on which it measures 198 feet.

Being the same property conveyed to CHRISTOPHER J. PIZZINI (Deceased) and wife, SANDRA K. PIZZINI, by CLAUDE E. VANCE and CAROLYN J. VANCE, husband and wife, by Warranty Deed of record in Instrument No. 20140908-0082163, Register's Office for Davidson County, Tennessee.

The foregoing description is taken from the prior deed of record.

This conveyance is subject to all restrictions and easements of record, restrictive covenants and conditions, all matters appearing on the plan of record, other matters of record, including all terms set out on any applicable plat of record and all applicable governmental and zoning regulations.

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 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.

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

This is improved property known as: 1612 Otter Creek Road, Nashville, TN 37215.

WITNESS MY HAND this October 13, 2021.

Sandra K. Pizzini

SANDRA K. PIZZINI

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SANDRA K. PIZZINI, and with whom I am personally acquainted, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this October 13, 2021.

NOTARY PUBLIC

My Commission Expires:

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025