Karen Johnson Davidson County
Batch# 737748 DEEDWARR
10/15/2021 12:03:32 PM 2 pgs
Fees: $13.00 Taxes: $1,324.60
20211015-0138959

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT21090318

**PREPARED BY & RETURN TO:**
**Realty Title & Escrow Company, Inc.**
**383 Johnny Cash Pkwy, Suite 201**
**Hendersonville, TN 37075**

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**

**THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,000.00.**

Affiant

**SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF OCTOBER, 2021.**

Notary Public

**MY COMMISSION EXPIRES:**

**(AFFIX SEAL)**

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-18-2022

**05-NSH21-02880**

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| James Charles Cassata and<br>Margaret Cassata<br>435 Peck Road<br>Spencerport, NY 14559-9502 | James Charles Cassata and<br>Margaret Cassata<br>435 Peck Road<br>Spencerport, NY 14559-9502 | 147 11 0C 019.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Melissa A. Matlock, A Single Woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Margaret Cassata and James Charles Cassata, Wife and Husband**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain Townhouse located in Davidson County, Tennessee, being known and designated as Unit No. 19 of Landmark Townhomes, A Horizontal Property Regime with Private Elements, as established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Landmark Townhomes, A Horizontal Property Regime, of record in Instrument Number 20080110-0002933; as amended in Instrument No. 20080220-0016617 and Instrument No. 20080305-0022273; and further amended and restated in Instrument No. 20081230-0123435; and Instrument No. 20110930-0075885; and Instrument No. 20110930-0075886 (erroneously omitted in prior deed), in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A-1" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Melissa A. Matlock, a single woman, by Warranty Deed from Robert M. Ratcliff, II, an unmarried man, of record in Instrument No. 20121005-0091381, in the Register's Office of Davidson County, Tennessee, dated September 27, 2012 and recorded on October 05, 2012.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 501 Landmark Court, Nashville, TN 37211

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; successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 12th day of October, 2021

**Melissa A. Matlock**

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 12th day of October, 2021, before me personally appeared Melissa A. Matlock, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 03/21/2022

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022