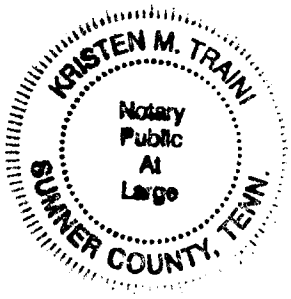
Karen Johnson Davidson County
Batch# 750488 DEEDWARR
11/05/2021 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20211105-0148547



STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $305,000.00

Jennifer Russell
Affiant

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

Notary Public

My commission expires: 10-21-2024

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Vico J. Piccinini **Lisa M. Piccinini**	**New Owner**	**097020A63100CO**
35 Driftwood Circle		
Pacifica, CA 94044		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Kori Williams, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Vico J. Piccinini and Lisa M. Piccinini, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land being in Davidson County, Tennessee, being Lot No. 631 on the Final Plat of Villages of Riverwood, Section One, Phase 5B, of record in Instrument No. 20161215-0131509, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kori Williams, an unmarried woman, by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company, successors in interest to Beazer Homes Corp., a Tennessee Corporation, dated July 25, 2007, recorded in Instrument No. 20170726-0075580, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Instrument No. 20170309-0023521, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2948 Treloar Way, Hermitage, TN 37076.

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 in 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 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.

Kori Williams Date: 10/30/21
Kori Williams

STATE OF Colorado

COUNTY OF Arapahoe

Personally appeared before me, a Notary Public of said County and State, Kori Williams, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2021.

JONATHAN BACH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194005380
MY COMMISSION EXPIRES FEBRUARY 6, 2023

NOTARY PUBLIC

My Commission Expires: 02/06/2023

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 10/30/2021 (date of document).

Jennifer Russell
Affiant Signature

11/2/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2nd day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

