Karen Johnson Davidson County
Batch# 753940 DEEDWARR
11/12/2021 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $2,261.07
20211112-0150886

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$611,100.00**.

Affiant

Subscribed and sworn to before me, this the 4th day of November, 2021.

Notary Public

My commission expires: 01-06-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kathryn J. Kempthorn & James H. Kempthorn	SAME	**090-12-1B-002.00 CO**
540 Annex Avenue	3828 Harvard Ave NW	
Nashville, TN 37209	Canton, OH 44709	

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 ACKNOWLEDGED, I,

Chris Marchetti, married

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

Kathryn J. Kempthorn, a single woman, and James H. Kempthorn, a married man, with Rights of Survivorship

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 in Davidson County, Tennessee, being Unit No. B on the plan of Master Declaration of Covenants, Conditions and Restrictions for Freedom Townhomes, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of Master Declaration of Covenants, Conditions and Restrictions for Freedom Townhomes, a Horizontal Property Regime with Private Elements of record in an instrument of record in Instrument No. 20201102-0127804, as corrected in Instrument No. 20211103-0147234, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to CHRIS MARCHETTI, by deed from LORI LEE HARGROVE, ONE HALF INTEREST (50%) AND CHELSEA OLIVER, ONE HALF INTEREST (50%), of record in Instrument No. 20201008-0116867, dated October 7, 2020, said Register's Office.

Grantor(s) certify(ies) that this property is not the usual place of residence of the Grantor(s), the Grantor(s)'s spouse, or the Grantor(s)'s dependent(s).

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **540 Annex Avenue, Nashville, TN 37209**.

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 Grantors do covenant with said Grantees that Grantors 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.

Witness my/our hand(s) this 4th day of November, 2021.

Chris Marchetti

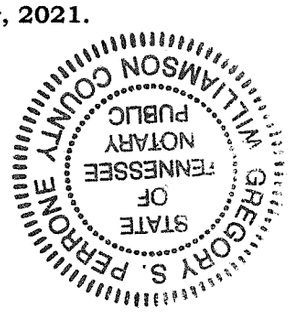
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Chris Marchetti**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **4th** day of **November, 2021.**

Notary Public

My Commission Expires: 10-24-221



MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

Certificate of Authenticity

I, Jill Neely, 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 11/02/2021.

Date

Affiant Signature

11/08/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of November, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON