Karen Johnson Davidson County
Batch# 755259 DEEDWARR
11/15/2021 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,735.30
20211115-0152023

WARRANTY DEED

TERRA FISHER
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED SIXTY NINE THOUSAND AND 00/100 (469,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th day of November, 2021.

Notary Public

MY COMMISSION EXPIRES: 06/18/2022

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Catherine McBreen and Michael McDonald (NAME)	RENASANT BANK NEW OWNER CLLC (NAME)	**133-03-0-163.00**
3314 Dumas Drive Nashville, Tennessee 37211 (ADDRESS)	2001 PARK PLACE N. # 150 BIRMINGHAM, AL 35203 (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 8th day of November, 2021, the undersigned, **DUMITRU SFETCU AND PETRA SFECTU, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **MICHAEL B. MCDONALD AND CATHERINE A. MCBREEN , HUSBAND AND WIFE** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **3314 Dumas Drive, Nashville, Tennessee 37211** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 157 on the Plan of Glencoe Acres, Section II, as shown by plat and survey of record in Plat Book 1835, Page 136-138, Register's Office Davidson County, Tennessee to which Plan/Plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dumitru Iulian Sfetcu and Petra Sfetcu, husband and wife, by Warranty Deed from Gloria G. Chaffin, being one and the same person as Gloria A. Chaffin, a single woman, of record in Instrument No. 20150303-0018456, in the Register's Office of Davidson County, Tennessee, dated February 24, 2015 and recorded on March 03, 2015. The said Edgar L. Chaffin predeceased his wife having died on December 16, 1987, leaving the said Gloria G. Chaffin as the surviving tenant by the entirety.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 8th day of November, 2021.

GRANTOR: Dumitru Sfectu

GRANTOR: Petra Sfetcu

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Grundy)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Dumitru Sfectu**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 8th day of November, 2021.

Notary Public

6/18/2022
My Commission Expires

TERRA FISHER
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Grundy)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Petra Sfetcu**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 8th day of November, 2021.

Notary Public

6/18/2022
My Commission Expires

TERRA FISHER
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Mills, 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 11/10/2021 (date of document).

Affiant Signature

11/10/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 10th day of November, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025