WARRANTY DEED

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
JM-RMX-21-11

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,175,750.00.

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF NOVEMBER, 2021.

M. Catherine Clearwaters
Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 757774 DEEDWARR
11/18/2021 11:55:44 AM 2 pgs
Fees: $13.00 Taxes: $4,350.28

20211118-0153687

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Margaret L. Emley and Shannon C. Emley	New Owner	
(NAME)	(NAME)	103-12-0-233.00
111 Mockingbird Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MILENKA J DEPUTATO, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARGARET L. EMLEY AND SHANNON C. EMLEY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 9 of Block "B" on the Plan of Cherokee Park, Section No.1, of record in Plat Book 547, Pages 169 and 170, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 9 fronts 60 feet on the westerly side of Mockingbird Road and extends back 168.62 feet on the southerly line and 173.60 feet on the northerly line to a dead line, measuring 56 feet thereon.

Being the same property conveyed to Michael Deputato and Milenka Deputato, husband and wife by Warranty Deed from Lisa M. Chapman, unmarried of record in Instrument No. 20110504-0034399, Register's Office for Davidson County, Tennessee, dated May 04, 2011 and recorded on May 04, 2011. (Value of consideration shown in aforementioned deed $494,763.00.)

The said Michael Deputato having died on or about May 9, 2015, leaving Milenka Deputato as surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 547, Pages 169 and 170, Register's Office for Davidson County, Tennessee.
- Charter for Cherokee Park Neighborhood Association of record in Instrument Number 20000531-0054011, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **111 Mockingbird Road, Nashville, Tennessee 37205.**

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 said GRANTEE(S), 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 the ____ DAY OF NOVEMBER, 2021.

Milenka J Deputato

STATE OF ~~TENNESSEE~~ California S.K.
COUNTY OF ~~DAVIDSON~~ Orange

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

Witness my hand and official seal, this the 10th of November, 2021.

Notary Public
My Commission Expires: 07/13/2024
(SEAL)

SUNGHYE Y. KIM
COMM. # 2329719
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. JULY 13, 2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212