Karen Johnson Davidson County
Batch# 762524 DEEDWARR
11/29/2021 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,820.40
20211129-0157482

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20216132 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$492,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 19th day of November, 2021. Notary Public My Commission Expires: 12-18-22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 19th day of November, 2021, among:

CURTIS J. NAVATTA AND AMBER MORRA, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

NICHOLAS SOMERA, A MARRIED MAN, AND ERICA SAMOTA, A MARRIED WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

All that certain tract of parcel of land lying and being situated in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 222 on the Plan of Lenox Village II, Section One, A Planned Unit Development, as of record in Instrument No. 20030106-0001756, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Curtis J. Navatta, a single man by Warranty deed from Michael S. Osuna, unmarried of record in Instrument No. 20190802-0076762 Register's Office for Davidson County, Tennessee, dated July 30, 2019 and recorded on August 02, 2019.

The said Curtis J. Navatta having since married Amber Morra. Amber Norra joins in this conveyance for the purpose of conveying any and all martial homestead rights to the property.

Being also known as 600 Sitting Mill Court Nashville, Tennessee 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Curtis J. Navatta

Amber Morra

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Curtis J. Navatta and Amber Morra, the within named bargainor(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 and official seal this 19th day of November, 2021.

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 3-7-23

Owner Name & Property Address:

Name: Nicholas ~~Samota~~ Somera and Erica ~~Samota~~ Somera Samota
Address: 600 Sitting Mill Court
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: Same
Address: _____
City, State, Zip: _____

Tax ID: 173-09-0A-134.00-CO

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 November 19, 2021.

J. Carlton Drumwright

November 19, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 19, 2021.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY