Karen Johnson Davidson County
Batch# 790169 DEEDWARR
01/13/2022 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20220113-0005508

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0720

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson AE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29th day of December, 2021

Notary Public

Commission Expires: 09/02/2024

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Natalie Hannigan and Andrew Hannigan 1109 Ordway Place Nashville, TN 37206	Atlantic Union Bank 1800 Robert Fulton Dr. #350 Reston, VA 20191	033-14-0-094.00 & 033-14-0-093.00

WARRANTY DEED

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/WE, **Thomas P. Corritore, Trustee of the Corritore Shirey Family Revocable Trust dated August 8, 2019**
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Natalie Hannigan and Andrew Hannigan, wife and husband
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:

TRACT I:
LAND in Davidson County, Tennessee, being Lot No. 108 on the Plan of Pleasant Hill Addition of record in Book 3300, Page 7, Register's Office, Davidson County, Tennessee.

BEGINNING at a point in the southerly margin of Nella Drive at the corner of Lots Nos. 107 and 108; thence southerly 216.8 feet to a point; thence easterly 117 feet to the west margin of an unnamed 50-foot street; thence northerly 195 feet to the beginning of a curve; thence around said curve, northwesterly 39.3 feet to the southerly margin of Nella Drive; thence westerly 100.5 feet to the point of beginning.

BEING the same property conveyed to Thomas P. Corritore and Steven A. Shirey, Co-Trustees of the Corritore Shirey Family Revocable Trust dated August 8, 2019, by Quitclaim Deed from Thomas P. Corritore and Steven A. Shirey, a married couple as joint tenants with rights of survivorship, dated 8/8/2019 and recorded 8/12/2019 in Instrument No. 20190812-0079940; and being the same property previously conveyed to Thomas P. Corritore and Steven A. Shirey, a married couple as joint tenants with rights of survivorship, by Quitclaim Deed from Thomas P. Corritore and Steven A. Shirey, a married couple, who both acquired title as unmarried, dated 6/10/2016 and recorded 7/6/2016 in Instrument No. 20160706-0069053; and being the same property previously conveyed to Steven A. Shirey, unmarried and Thomas P. Corritore, unmarried, as tenants in common with rights of survivorship, by Quitclaim Deed from Steven Shirey, unmarried and Shawn Leiphart, married, dated 10/29/2012 and recorded 11/27/2012 in Instrument No. 20121127-0108683; and being the same property previously conveyed to Steven Shirey, unmarried and Shawn Leiphart, married, as tenants in common, by Warranty Deed from The Estate of Barbara Ann Nash, dated 9/16/2011 and recorded 10/6/2011 in Instrument No. 20111006-0077657, in the Register's Office of Davidson County, Tennessee.

TRACT II:
LAND in Davidson County, Tennessee, being Reserve Parcel E on the Plan of Pleasant Hill Addition of record in Book 3300, Page 7, Register's Office, Davidson County, Tennessee, to which plan reference is

hereby made for a more particular description.

BEING the same property conveyed to Thomas P. Corritore and Steven A. Shirey, Co-Trustees of the Corritore Shirey Family Revocable Trust dated August 8, 2019, by Quitclaim Deed from Thomas P. Corritore and Steven A. Shirey, a married couple as joint tenants with rights of survivorship, dated 8/8/2019 and recorded 8/12/2019 in Instrument No. 20190812-0079962; and being the same property previously conveyed to Thomas Corritore and Steven Shirey, both unmarried, as tenants in common with right of survivorship, by Quitclaim Deed from Paul S. Chapman and Syliva A. Chapman, husband and wife, dated 3/5/2013 and recorded 3/6/2013 in Instrument No. 20130306-0022204; and being the same property previously conveyed to Paul S. Chapman and wife, Syliva A. Chapman, by Deed from W.C. & Irene Allen, dated 11/25/1994 and recorded 1/11/1995 in Book 9568, Page 561, in the Register's Office of Davidson County, Tennessee.

Steven A. Shirey having since died 10/17/21.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 815 Nella Drive, Goodlettsville, TN 37072 & 0 Nella Drive, Goodlettsville, TN 37072.

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 so 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28 day of December, 2021.

Corritore Shirey Family Revocable Trust dated August 8, 2019

By: _____ Trustee
Thomas P. Corritore, Trustee

STATE OF PENNSYLVANIA
COUNTY OF Lancaster

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Corritore Shirey Family Revocable Trust dated August 8, 2019** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lancaster, Pennsylvania this 28 day of December, 2021.

_____
Notary Public
My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal
Philip G. Weaver, Notary Public
Lancaster County
My commission expires June 17, 2022
Commission number 1175546
Member, Pennsylvania Association of Notaries

(Notary Seal)

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 01/10/2022 ____ (date of ~~document~~).

Affiant Signature

01/10/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 10th day of January, 2022.

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