Karen Johnson Davidson County
Batch# 825970 DEEDWARR
03/22/2022 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,594.70
20220322-0032671

George Ziadeh State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$431,000.00**

Rachel Min
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/12/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALLISON EILEEN DEGATI & JOSEPH LOUIS DEGATI	**RENASANT BANK**	**172-15-0A-068.00-CO**
(NAME) **136 HOLT HILLS RD.**	(NAME) **2001 PARK PL. N., STE. 150**	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS) **BIRMINGHAM, AL 35203**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, ELIZABETH D. BIVINS, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALLISON EILEEN DEGATI AND JOSEPH LOUIS DEGATI, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR 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 Lot No. 81 on the Plan of Holt Woods, Section Five, of record in Plat Book 9700, Page 10, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Elizabeth D. Bivins from Claridge Builders Co., LLC, by deed dated May 31, 1996, of record in Book 10071, Page 126, said Register's Office.

This conveyance is subject to matters shown on Plan of record in Plat Book 9700, Page 10; Charter of record in Book 9570, Page 5; Bylaws of record in Book 9570, Page 13; Declaration of Covenants, Conditions, and Restrictions of record in Book 9570, Page 22, Book 9745, Pages 39 and 41, Book 9933, Pages 151 and 153, Book 10062, Page 821, Book 10256, Pages 505 and 506, Book 10258, Page 142, Book 10469, Page 57, Book 10800, Page 575, and Instrument No. 20190624-0060643; Easements of record in Book 5707, Page 706, and 5720, Page 183; Open Space of record in Instrument No. 20020807-0095356; and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **136 HOLT HILLS RD., NASHVILLE, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 our hands this 11th day of March, 2022.

ELIZABETH D. BIVINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elizabeth D. Bivins,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11 day of March, 2022.

My Commission expires: **May 2, 2022**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Rachel Minton, do hereby make oath that I am a licensed attorney and/or 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 March 11th, 2022.

Rachel Minton
Affiant
Date: March 14th, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 14th day of March, 2022.

Notary Public

My Commission Expires:
3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON