Karen Johnson Davidson County
Batch# 836026 DEEDWARR
04/07/2022 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220407-0040435

WARRANTY DEED

STATE OF TENNESSE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF March, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Natasha Corrieri and George Corrieri	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME) 801 Village Ct.	(NAME)	09401035000
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Kia Churchwell f/k/a Kia Clark, a married woman,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **George A. Corrieri III and Natasha C Corrieri, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 146 on the Plan of Shelby Village No. Five of record in Book 2854, Page 118, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and detailed description.

BEGINNING at a point in the easterly margin of Village Court, at the corner of Lots 146 and 147; thence with the line between said lots, easterly 78.9 feet to a point; thence North 2 degrees 39 minutes East 103.2 feet to a point in the southerly margin of Fulton Street; thence with the margin of the same, westerly 54 feet to a point at the beginning of a curve; thence around said curve, southwesterly 39.3 feet to a point in the easterly margin of Village Court; thence with the margin of the same, southerly 78.2 feet to the point of beginning.

Being the same property conveyed to Kia Clark by virtue of that certain Warranty Deed dated October 27, 2004, and being of record at Instrument No. 20041029-0130076 in the Register's Office of Davidson County, Tennessee.

***Kia Clark, having since married, is now known as Kia Churchwell. This is not the marital residence.**

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 2854, Page 118, in the Register's Officer of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 801 Village Ct. Nashville, TN 37206
(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 my hand this 30th day of March, 2022.

Kia Churchwell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Kia Churchwell,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of March, 2022.

Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Kaz Arbogast,** 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 this the 30th day of March, 2022.

Affiant Signature
Date 03/30/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30th day of March, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

