WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00.

Mary Kathryn Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 03/03/2025
(AFFIX SEAL)

JAMIE J OSBORN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

MJ-BMR-22-3378

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

Karen Johnson Davidson County
Batch# 837679 DEEDWARR
04/11/2022 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20220411-0041751

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Claudio Tombazzi and Sara La Haei		
(NAME) **3378 Mimosa Drive**	(NAME) CADENCE BANK	**133-08-0-012.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) P.O. Box 3356 Tupelo, MS 38803-3356	
(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, **ANITA WARREN, AS EXECUTRIX OF THE ESTATE OF JAMES EDWARD SCHUTT, SR.,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CLAUDIO ROBERTO TOMBAZZI AND SARA MICHELLE LA HAEI, HUSBAND AND WIFE** 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. 112 on the Plan of Glencoe Acres, Section One, of record in Book 1835, Pages 136, 137 and 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 112 fronts 107 feet on the Northerly side of Mimosa Drive and runs back between lines, 144.7 feet on the Westerly side and 145.1 feet on the Easterly side to a dead line in the rear, and measures 112.6 feet on said dead line.

Being the same property conveyed to James E. Schutt and wife, Annie Louise Schutt, by Warranty Deed from Southern Trust Company of Nashville, Inc., a Corporation of record in Book 2346, Page 527, Register's Office for Davidson County, Tennessee, dated March 16, 1955 and recorded on March 17, 1955.

Said Annie Louise Schutt having since died, leaving James E. Schutt as surviving tenant by the entirety. Said James E. Schutt having since died on June 8, 2020. Anita Warren, as Executrix of the Estate of James Edward Schutt, Sr., has the full power to sell and convey the subject property as set forth in Docket No. 20P-1587 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Anita Schutt Warren and James Edward Schutt, Jr., as the heirs under the Last Will and Testament of James Edward Schutt, Sr., hereby join in this instrument to convey the subject property.

This conveyance is subject to:
- Taxes for the year 2022.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page (s) 136, 137 and 138, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage Easement of record in Book 4298, Page 718, 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: **3378 Mimosa Drive, Nashville, Tennessee 37211**.

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 the Grantor does further covenant and bind herself as Executrix of the Estate of James Edward Schutt, Sr., it's heirs and assigns 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 31st DAY OF MARCH, 2022.

Estate of James E. Schutt

BY: Anita Schutt Warren
Anita Schutt Warren
Executor

James E. Schutt, Jr

Anita Warren

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANITA SCHUTT WARREN, Executrix of the Estate of James E. Schutt, to me known (or proved to me on the basis of satisf actoryevidence) to be the ~~person described in and~~ who executed the foregoing instrument, and who acknowledged t heexecution of ~~same to be his/her free act~~ and deed.

Witness my hand and official seal, this the 31st day of March, 2022.

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES E. SCHUTT, JR, 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 31st of March, 2022.

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANITA WARREN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis ofsatisf actory evidence), and who acknowledged that he/she executed the within instrument for the purposes thereincontai ned.

Witness my hand and official seal, this the 31st of March, 2022.

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires: _____
(SEAL)

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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 March 31, 2022.

Affiant Signature

03/31/22
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 31ST day of March, 2022.

Notary Public

Notary's Seal:

