Karen Johnson Davidson County
Batch# 840546 DEEDWARR
04/18/2022 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20220418-0044240

WARRANTY DEED

LINDSAY PHILPOT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

File No. AT-22-2256

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2022

Notary Public

MY COMMISSION EXPIRES 9-8-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carmine DeVito and Diane DeVito	Same	
(NAME)	(NAME)	
5025 Hillsboro Pike, #15S		131-01-0D-123.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, I/we, **Ronald G. Turner, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carmine Thomas DeVito and Diane DeVito, 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:

Land in Davidson County, Tennessee, being Unit No. 123 aka Unit 15-S on the Plan of Georgetown Apartments, of record in Plat Book 5200, Page 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ronald G. Turner by Warranty deed from Will McLemore and Maggie McLemore, husband and wife of record in Instrument No. 20160418-0037135 Register's Office for Davidson County, Tennessee, dated April 15, 2016 and recorded on April 18, 2016.

This property was not a martial residence.

Being also known as 5025 Hillsboro Pike, #15S 123 aka 15-S Nashville, Tennessee 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 8th day of April, 2022.

Ronald G. Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of April, 2022, before me personally appeared Ronald G. Turner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of April, 2022.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Certificate of Authenticity

I, Lindsay Philpot, 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 April 8th 2022.

Date

Affiant Signature

April 11th 2022
Date

State of Tennessee
County of Maury

Sworn to and subscribed before me this 11th day of April, 2022.

Notary's Signature

My Commission Expires: 05.21.2025
Date

Notary's Seal (if on paper)

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY