Karen Johnson Davidson County
Batch# 845225 DEEDWARR
04/25/2022 03:06:49 PM 2 pgs
Fees: $13.00 Taxes: $1,422.65
20220425-0047431

WARRANTY DEED

ALEXANDER W CLARK STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is **$384,500.00.**

Affiant

Subscribed and sworn to before me, this the 21st day of April, 2022.

Notary Public

My commission expires: 08-17-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Uptown Title & Escrow, LLC
144 Uptown Square, Murfreesboro, TN 37129

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ilisa T. Williams **Raymond Spears, Jr.**	**The Mortgage Firm, Inc.**	**#086040B00400CO**
404 Sunset Ct.	**921 Douglas Ave., Suite 200**	
Hermitage, TN 37076	**Altamont Springs, FL 32714**	

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 ACKNOWLEDGE, I,

David Nicolas DelPapa, a single man,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ilisa T. Williams and Raymond Spears, Jr., 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:

LAND in Davidson County, Tennessee, being Lot No. 5 on the plan of Section One, Sunset Oaks, of record in Plat Book 7900, Page 600, as corrected in Book 9092, Page 376, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to David Nicholas DelPapa, a single man by Deed of record in Instrument No. 20160518-0049592, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 9082, Page 567 and the By-Laws appended thereto at Page 589; to the Amended By-Laws of record in Instrument No. 20160209-0012575; to the The HOA Charter of record in Instrument No. 19991207-0300671; to the Easement to Bellsouth of record in Book 9229; to all matters as shown on Boundary Plat of record in Plat Book 7900, Page 808, and, to all existing easements and all other matters shown on plat of record in Plat Book 7900, Page 600, as corrected in Book 9092, Page 376, of the Register's Office of Davidson County, Tennessee.

David Nicolas DelPapa and David Nicholas DelPapa being one and the same person. The Grantee's middle name was erroneously spelled Nicholas on the prior deed. The correct spelling is David Nicolas DelPapa.

This is improved (X) Unimproved (____) property, known as **404 Sunset Ct., Hermitage, TN 37076**

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. The GRANTOR covenants with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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(s) this **21st** day of **April, 2022.**

David Nicolas DelPapa

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Personally appeared before me, a Notary Public of said County and State, **David Nicolas DelPapa,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **21st** day of **April, 2022.**

Notary Public

My Commission Expires: 10-22-2023

DUSTIN CUMMINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON