Karen Johnson Davidson County
Batch# 846055 DEEDWARR
04/27/2022 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $5,383.50
20220427-0048251

WARRANTY DEED

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$1,460,000.00~~ $1,455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF April, 2022

Notary Public

MY COMMISSION EXPIRES: 8.20.2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-104

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John Mantzouranis Trahanas and Jaclyn Katerina Theoharis	Northpointe Bank	131 01 0F 014.00
(NAME) 109 Chatsworth Drive	(NAME) ~~Deposit~~ 3333 Deposit Drive NE	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Grand Rapids, MI 49546	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Scott E. Isaacs and Kathryn B. Isaacs, husband and wife** (the "Grantor"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **John Mantzouranis Trahanas and Jaclyn Katerina Theoharis, husband and wife** (the "Grantee(s)"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "Property"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Chatsworth, as of record in Plat Book 5200, Page 575, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott E. Isaacs and Kathryn B. Isaacs, husband and wife, by Warranty Deed from Joseph Gemmato and wife, Carmella Gemmato, of record in Instrument No. 20120703-0058549, in the Register's Office for Davidson County, Tennessee, dated June 26, 2012 and recorded on July 3, 2012.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2022 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 109 Chatsworth Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 18th day of April, 2022.

GRANTOR:

Scott E. Isaacs

Kathryn B. Isaacs

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Scott E. Isaacs and Kathryn B. Isaacs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 18th day of April, 2022.

Notary Public

My Commission Expires: 9/2/24

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

Tennessee Certification of Electronic Document

I, John L. Bisby, 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 18, 2022 (date of document).

Affiant Signature

April 19th, 2022
Date

State of TN

County of MAURY

Sworn to and subscribed before me this 19th day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

SHERRI ANN CHURCH
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY