Prepared by & Return to:
David Marttala, Attorney
Premier Land Title & Escrow, LLC
879 Seven Oaks Blvd #600
Smyrna, TN 37167
File No.169-22

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Williamson

:

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9 day of May, 2022

Notary Public
My Commission Expires: 10.20.24

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-20-2024

Karen Johnson Davidson County
Batch# 855628 DEEDWARR
05/16/2022 08:29:30 AM 2 pgs
Fees: $13.00 Taxes: $2,127.50
20220516-0055610

Address of New Owner	Send Tax Bills To:	
Tyler Portanova 6752 Sunnywood Drive Nashville, TN 37211	Churchill Mtg. Corp 1749 Mallory Lane Suite # 100 Brentwood, TN 37027	Map/parcel: 181-01-0B-136.00CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE

Mary Cole Mayfield, single woman

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tyler Portanova, single man

HEREINAFTER CALLED THE GRANTEE(S), HIS 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 and being all of Lot No. 1, Phase Two, 2nd Addition to SUGAR VALLEY, RS10 Cluster Lot Subdivision, as appearing of record in Instrument No. 20060322-0032604, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Mary Cole Mayfield, single woman by Deed from Le My Nguyen, unmarried dated 10/2/2019 and filed for record in Instrument No. 20191004-0101533, in the Register's Office for Davidson County, Tennessee.

Subject to all existing easements and all matters shown on plat of record in Instrument No. 20060322-0032604; all matters shown on Boundary Plat of record in Book 9700, Page 374; HOA Charter in Book 11069, Page 6; Declaration of Covenants, Conditions and Restrictions of record in Book 11069, Page 14, as supplemented in Instrument No. 20060322-0032693; By-Laws of record in Book 11069, Page 24; Stormwater Detention Agreement of record in

Instrument No. 20040723-0088186; and Conveyance of Common Areas of record in Instrument No. 20130523-0052433; all of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as: 6752 Sunnywood Drive Nashville, TN, 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), HER heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 2nd day of May, 2022.

Mary Cole Mayfield

Mary Cole Mayfield

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Mary Cole Mayfield, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 2nd day of May, 2022

Notary Public

My Commission Expires: 1/25/26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

True Copy Certification

I, Yvette Meldrum, 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 May 2, 2022

Signature 5/2/22 Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 2 day of May, 2022

Notary's Signature

My Commission Expires: 10.20.24

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024