Karen Johnson Davidson County
Batch# 859717 DEEDWARR
05/20/2022 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,576.20
20220520-0058920

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1206

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William P. Sangtinette and wife, Terry E. Sangtinette**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Penn White and Lori Callis White, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows: **To Wit:**

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 421 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to William P. Sangtinette and wife, Terry E. Sangtinette, by deed dated 01/26/2018, and recorded 01/29/2018, from Deana Sheucraft, a single person, of record in Instrument Number 20180129-0008808, in the Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2310 Elliott Avenue #421, Nashville, TN 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
William Penn White **2310 Elliott Avenue #421** **Nashville, TN 37204**	New owner	**105-14-0C-421.00**

WITNESS THE EXECUTION HEREOF this 16th day of May, 2022.

William P. Sangtinette by Terry E. Sangtinette Attorney in Fact

William P. Sangtinette by Terry E. Sangtinette
Attorney in Fact

Terry E. Sangtinette

Terry E. Sangtinette

State of Tennessee)
County of Davidson)

On this the 16th day of May, 2022 before me personally appeared Terry E. Sangtinette, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of William P. Sangtinettee, acknowledged that such person executed the same as the free act and deed of William P. Sangtinette.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

On this 16th day of May, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Terry E. Sangtinette, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 426,000.00.**

Daniel Thompson

Affiant

Sworn and subscribed before me on this the 16th day of May, 2022.

Notary Public

My Commission Expires: 8-20-2023

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

Tennessee Certification of Electronic Document

I, John L. Bibb, 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 16, 2022 (date of document).

Affiant Signature

May 16th, 2022
Date

State of TN

County of MAURY

Sworn to and subscribed before me this 16th day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

