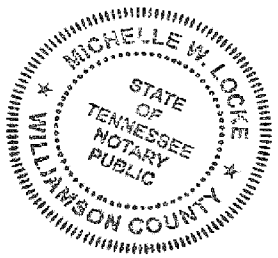
Karen Johnson Davidson County
Batch# 870031 DEEDWARR
06/13/2022 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20220613-0067013



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $615,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of June, 2022.

Notary Public

My commission expires: 9/14/25

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Matthew Scott Cutright and Autumn Rain Cutright	Steadfast Mortgage	**092-13-0B-002.00-CO**
3308 Elkins Avenue B	4004 Hillsboro Pk, Ste 216B	
Nashville, TN 37209	Nashville, TN 37215	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Warren Franzetti, a single man

(hereinafter called the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto

Matthew Scott Cutright and Autumn Rain Cutright, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. Being Unit B as shown on the plan of 3308 Elkins Avenue Condominium, a Horizontal Property Regime, attached as Exhibit "C" to the Master Deed of 3308 Elkins Avenue Condominium, of record as Instrument No. 20051101-0132031 in the Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Warren Franzetti, a single man by Warranty deed from Steven E. Jones of record in Instrument No. 20200615-0060929 Register's Office for Davidson County, Tennessee, dated June 01, 2020 and recorded on June 15, 2020.

This is **improved** property known as **3308 Elkins Avenue B, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 6th day of June, 2022.

Warren Franzetti

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Warren Franzetti, the bargainor(s), 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, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 6th day of June, 2022.

Notary Public
My Commission Expires: 9/14/25

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Lenders Title Company File No. 22-000997-525

Tennessee Certification of Electronic Document

I, Patricia Nicholas, 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 06.02.2022 (date of document).

Affiant Signature

06.02.2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

