Karen Johnson Davidson County
Batch# 870082 DEEDWARR
06/13/2022 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20220613-0067082

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June, 2022.

Notary Public

MY COMMISSION EXPIRES: 2-22-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 218
Smyrna, TN 37167

22004439

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Joseph Morato and Ileah Maria Morato	First Community Mortgage, Inc.	
(NAME)	(NAME)	
1123 Clifton Lane	262 Robert Rose Drive, Suite 200	118 09 0 246.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Susan M. Booth, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Joseph Morato and Ileah Maria Morato, husband and wife,** 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:

Being all of Lot No. 5A on the plan of Zone Lot Division of Lots 2, 3, 4 5, 7, Granclift Subdivision of record in Plat Book 6250, Page 305, amending Plat Book 6200, Page 83, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Susan B. Mott, unmarried by Warranty Deed dated April 20, 2004 from G. Kyle Rybczyk, an unmarried man, of record in Instrument Number 20040429-0048649 and corrected by Scrivener's Affidavit of record in Instrument Number 20150401-0028323, Register's Office for Davidson County, Tennessee. Being further conveyed to Susan M. Booth, an unmarried woman by Quitclaim Deed from Susan B. Mott of record in Instrument Number 20150406-0029393 and by Quitclaim Deed from Susan M. Booth F/K/A Susan B. Mott of record in Instrument Number 20150501-0039555, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Improved Property known as: **1123 Clifton Lane, Nashville, Tennessee 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our 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 our hands this 6th day of June, 2022.

Susan M. Booth

Susan M. Booth

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 Susan M. Booth the bargainor (s), 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 for the purposes therein contained.

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

Commission expires: 2-22-25



Heather Lee

Notary Public

RETURN TO:

ALLEGIANCE TITLE OF TENNESSEE, LLC
278 DOUG WARPOOLE ROAD, STE 218
SMYRNA, TN 37167

Tennessee Certification of Electronic Document

I, Nikki McKinney, 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 6-6-22 (date of document).

nmckinney
Affiant Signature

6-6-22
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 6th day of June, 2022.

Heather Lee
Notary's Signature

MY COMMISSION EXPIRES: 2-22-25

NOTARY'S SEAL

