This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 882782 DEEDWARR
07/01/2022 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20220701-0076499

State of TN
County of Davidson

~~The~~ actual consideration or value, whichever is greater for this transfer is: $440,000

Affiant Signature

Subscribed and sworn to before me on this ~~the~~ 30 Day of June 2022

Notary Public

My Commission expires 7/7/2025

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Christopher Mennuto and Katelyn Mennuto
2708 Crestdale Drive
Nashville, TN 37214

SEND TAX BILLS TO:
Christopher Mennuto and Katelyn Mennuto
2708 Crestdale Drive
Nashville, TN 37214

MAP AND PARCEL NUMBER: Tax ID # 08404001200

WARRANTY DEED

22NT00632

Effective the 15 Day of June, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Lois K. Sinz, surviving tenant by entirety

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Christopher Anthony Mennuto and Katelyn Paige Mennuto, 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:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of McGavock Heights Subdivision, Section 3, as of record in Book 2330, page 102, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 165.1 feet on the westerly margin of Crestdale Drive and extends back between lines 240 feet on the northerly line and 250 feet on the southerly line, to a dead line in the rear, measuring 157.3 feet thereon.

Being the same property as conveyed to Edward M. Sinz, Jr. and wife, Lois E. Sinz by Warranty Deed from Arthur F. Dean and wife, Karleen B. Dean dated 09/16/1959 recorded 09/23/1959 in Book 94, Page 129, as Document Number 52404, Register's Office for Davidson County, Tennessee. Edward M. Sinz, Jr. died on 2/12/1964 leaving Lois E. Sinz as surviving tenant by entirety.

This is an improved property commonly known as: 2708 Crestdale Dr, Nashville, TN 37214-1618

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 15th day of June, 2022

Lois K. Sinz, By, Donald A. Sinz as Attorney-In-Fact

* **Lois E. Sinz by, Donald A. Sinz, Attorney-In-Fact**

K LKS by D.A.S. as A.I.F.

State of Tennessee
County of Davidson

On this 15th day of June, 2022, before me personally appeared Donald A. Sinz, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of * (Lois E. Sinz), and who acknowledged that she executed the same as the free act and deed of (Lois E. Sinz) *
Witness my hand, at office, this 15th day of June, 2022.

Notary Public

My commission expires: 7/9/24

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

* Lois K. Sinz FKA Lois E. Sinz *

Tennessee Certification of Electronic Document

I, Beth Warner 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 6/15/2022 (date of document).

Affiant Signature

6/30/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 of June, 2022.

(SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Signature
My Commission Expires: 11-06-24