WARRANTY DEED

Karen Johnson Davidson County
Batch# 885380 DEEDWARR
07/07/2022 11:14:55 AM 2 pgs
Fees: $13.00 Taxes: $2,216.30

20220707-0078414

G-BR-22-1215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 12·1·2025

(AFFIX SEAL)

PAM SALAS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES 12/1/2025

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher Paul Geffre	**Crosscountry Mortgage, LLC**	
(NAME) **1215 Plymouth Avenue**	(NAME) **6850 Miller Road**	**061-12-0-070.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **Brecksville, OH 44141**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DENISE L. DUNCO, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER PAUL GEFFRE, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 46 and part of a 6.9 acre tract on the map showing re-subdivision of certain Lots in Eastdale Place, of record in Plat Book 974, Page 22, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Northerly margin of Plymouth Avenue at the corner of Lot Nos. 46 and 47; thence with the line between said two lots and continuing in a Northerly direction 247.7 feet to the Southerly line of the. Newman Cheek property; thence Eastwardly 89.6 feet; thence Southwardly and with the line between Lot Nos. 45 and 46, 237.4 feet to the Northerly margin of Plymouth Avenue; thence with said avenue. Westwardly 60 feet to the beginning.

Being the same property conveyed to Denise L. Dunco, unmarried by Quitclaim deed from Denise L. Dunco and Angela Page, Tenants in Common with Rights of Survivorship of record in Instrument No. 20150303-0018653 Register's Office for Davidson County, Tennessee, dated February 1, 2015 and recorded on March 03, 2015.

Being the same property conveyed to Denise L. Dunco and Angela Page, Tenants in Common with Rights of Survivorship by Warranty deed from Janice Ann Bell and Mary Melinda Clark, both unmarried of record in Instrument No. 20111206-0094960 Register's Office for Davidson County, Tennessee, dated December 02, 2011 and recorded on December 06, 2011.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 22, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4911, Page 488, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1215 Plymouth Avenue, Nashville, Tennessee 37216**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 1st DAY OF JULY, 2022.

Denise L. Dunco

Denise L. Dunco

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 1st of July, 2022.

L N Blakely

Notary Public
My Commission Expires: 9.2.24
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212