RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: QTN-9273-2022

Karen Johnson Davidson County
Batch# 895882 DEEDWARR
07/29/2022 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,343.84
20220729-0086482

WARRANTY DEED

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $363,200.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 day of July, 2022.

Katherine Warren
NOTARY PUBLIC

My commission expires: 3/22/26

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Michael 4932 Deermaven Dr. Antioch, TN 37013	New owner	165-14-0-120

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SIXTY THREE THOUSAND TWO HUNDRED AND 00/100 Dollars ($363,200.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TAYLOR FERN PALAZZI AND MITCHEL VINCENT PALAZZI, WIFE AND HUSBAND**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ELIZABETH MICHAEL, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Peppertree Forest, Section Twelve, as of record in Plat Book 8250, Page 80, said Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Taylor Fern Palazzi and Mitchel Vincent Palazzi, wife and husband from Wesley Willoughby, by Warranty Deed dated 06/11/2021 and recorded 06/29/2021 in Instrument No. 20210629-0088131, Register's Office of said County.

Being the same property conveyed to Wesley Willoughby from Gretchen Willoughby, by Quitclaim Deed dated 07/17/2004 and recorded 07/30/2004 in Instrument No. 20040730-0091735, Register's Office of said County.

Being the same property conveyed to Wesley Willoughby and wife, Gretchen Willoughby from Tammi T. Turner, unmarried, by Warranty Deed dated 08/31/2001 and recorded 09/05/2001 in Instrument No. 20010905-0096225, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X improved property, known as: 4932 Deerhaven Drive, Antioch, TN 37013

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this 27 day of July, 2022

GRANTOR(S)

Mitchel Vincent Palazzi

Taylor Fern Palazzi

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Mitchel Vincent Palazzi and Taylor Fern Palazzi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 27 day of July, 2022.

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 3/22/26

Tennessee Certification of Electronic Document

I, Steven T. Mollis, 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 July 29, 2022 (date of document).

Affiant Signature

July 29, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 29 day of July, 2022.

Notary's Signature

STATE OF TENNESSEE NOTARY PUBLIC

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025