Karen Johnson Davidson County
Batch# 924936 DEEDWARR
10/04/2022 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,274.65
20221004-0109260

Prepared by:
Security Title & Escrow Co., LLC
1517 Hatcher Lane
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Courtney Williams, A Married Woman,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Anthony Amalfitano, unmarried, Jonathan Davis, unmarried, and Jonathan Lee, unmarried, as Tenants in Common with Rights of Survivorship,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee and being unit 1053 and Carport 1053-C, River Plantation, Section 6, Phase I, as shown on plat of record in Plat Record Book 5200, Page 359-360, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Courtney Williams by deed dated May 18, 2018 of record in Instrument No. 20180522-0049000, Register's Office of Davidson County, Tennessee.

Map & Parcel: 142-9-D 136.00 CO

Property Address: 1053 General George Patton Road, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the **Davidson** County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 30th day of September 2022.

Courtney Williams

STATE OF TENNESSEE
COUNTY OF Blount

Personally appeared before me, the undersigned, Courtney Williams with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of September, 2022.

My commission expires:
5/27/2025

Notary Public

SAMANTHA H MORTON
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $344,500.00.

Affiant

Subscribed and sworn to before me, this 30 day of September, 2022.

My commission expires:
1-19-2025

Notary Public

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

NEW PROPERTY OWNERS:

Jonathan Davis, Jonathan Lee,

and Anthony Amalfitano

1053 General George Patton Road

Nashville, TN 37221

PERSON(S) RESPONSIBLE FOR TAXES:

Tennessee Valley FCU

535 Chestnut St

Chattanooga, TN 37402

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 9/30/2022

Affiant Signature

10/3/2022
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 3rd day of October, 2022.

(SEAL) 

Notary Public

My Commission Expires: FEBRUARY 24.2026

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