Karen Johnson Davidson County Batch# 926654 DEEDWARR 10/06/2022 10:49:30 AM 3 pgs Fees: $18.00 Taxes: $1,341.25 20221006-0110264	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $362,500.00 Affiant Subscribed and sworn to before me, this 5th day of October, 2022. Notary Public My commission expires: 4/23/2025

Crystal Johnson
State of Tennessee Notary Public
Sumner County

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Carole San Pietro	Success Mortgage Partners	**053-06-0A-004.00**
1749 Merritt Street	1200 S. Sheldon Rd. Ste. 150	
Nashville, TN 37138	Plymouth, MI 48170	

FOR AND IN 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, **Debbra Alyce Bacon Walker,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carole San Pietro, a single woman** 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:

Property known as: 1749 Merritt Street, Nashville, TN 37138, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Phase One, Waterford, of record in Book 6900, Page 569, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Debbra Alyce Bacon Walker, a single woman, by Quitclaim Deed from Frances Myra Holt Arnold, Trustee of the Frances Myra Holt Arnold Revocable Living Trust, dated 04/16/2019 and recorded 04/22/2019 in Instrument No. 20190422-0036444, Register's Office for Davidson County, Tennessee.

Tax Map/Parcel ID: 053-06-0A-004.00

The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is Improved property known as: 1749 Merritt Street, Nashville, TN 37138.

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 in 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 my/our hand(s) this 5th day of October, 2022.

Debbra Alyce Bacon Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of October, 2022, before me personally appeared **Debbra Alyce Bacon Walker**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 5th day of October, 2022.

Notary Public

Commission Expiration:
1/6/25

GRACYN DADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LTE File No.: 22-1784TN

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 10/5/22 (date of document).

Affiant Signature

10/6/22
Date

State of TN

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

