Karen Johnson Davidson County
Batch# 941003 DEEDWARR
11/14/2022 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,689.05
20221114-0121360

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $456,500.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th DAY OF November, 2022.

Notary Public

My Commission Expires: 11.29.2023

KINA RENEE SCOTT NOTARY PUBLIC STATE OF TENNESSEE SUMNER CO. (Affix Seal) My Commission Expires

ROSSI-H22306

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Victor Rossi Albitres and Silvana N. Rossi	New Owner	137.00-0-090.00
3526 Couchville Pike		
Hermitage, TN 37076		

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, I/we, **MATTHEW S. TALLEY, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **VICTOR ROSSI ALBITRES AND SILVANA N. ROSSI,** hereinafter called the Grantee(s), their heirs 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(s) 2, as shown on the map entitled Ashely Acres, of record in Book 8250, page 137, amended in Book 9917, Page 845, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Matthew S. Talley, unmarried by Deed from Karen K. Nixon, unmarried, dated 05/25/2012 and filed for record on 05/29/2012 in Instrument No. 20120529-0046369, in Register's Office for Davidson County, Tennessee

( ) unimproved
This is (X) improved property known as 3526 Couchville Pike, Hermitage, Tennessee 37076 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 10th day of November, 2022 :

Matthew S. Talley

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named MATTHEW S. TALLEY, UNMARRIED, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, TN, this 10th day of November, 2022.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023

Certificate of Authenticity

I, Krista Traini, 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 11-10-2022.

Date

Affiant Signature

11/10/2022

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 10th day of November, 2022.

Notary's Signature

My Commission Expires: 11.22.2023

Notary's Seal (if on paper)

KINA RENEE SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires