Karen Johnson Davidson County
Batch# 942682 DEEDWARR
11/18/2022 09:15:04 AM 2 pgs
Fees: $13.00 Taxes: $1,405.63

20221118-0122627

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $379,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th day of November, 2022.

NOTARY PUBLIC

My commission expires: 3/19/2025

TAYLOR JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Vico Piccinini and Lisa Piccinini	SAME AS NEW OWNER	075-07-0-222.00
(NAME)	(NAME)	
35 Driftwood Circle		
(ADDRESS)	(ADDRESS)	
Pacifica, CA 94044		

Warranty Deed

For and in Consideration of the sum of $10.00 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 **Cynthia Irwin Feinstein and Christopher Feinstein, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Vico Piccinini and Lisa Piccinini, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 47 of Rachel's Square, Section II, as shown on the Amendment and Revision of Rachel's Square, Section I and II of record in Plat Book 6250, Pages 538 through 543, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Don Irwin and Cynthia Irwin Feinstein as tenants in common with rights of survivorship by Warranty Deed from Ethel McCullough, unmarried of record in Instrument No. 20140610-0050269 Register's Office for Davidson County, Tennessee, dated June 06, 2014 and recorded on June 10, 2014.

Don Irwin having since died on March 28, 2022, leaving Cynthia Irwin Feinstein as sole owner of said property.

This property is __unimproved _X_improved property known as: 304 Andrew Jackson Place, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown

of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 15th day of November, 2022.

Cynthia Irwin Feinstein

Christopher Feinstein

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 15th day of November, 2022.

Taylor Johnson
Notary Public
My Commission Expires: 3/19/2025

