Karen Johnson Davidson County
Batch# 946926 DEEDWARR
12/02/2022 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20221202-0126086

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-11574-2022

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of NOV., 2022

NOTARY PUBLIC

My commission expires: _____

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37067

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Penelope Botsaris Pagonis 2608 Avery Park Dr Nashville, TN 37211	Same address as new owner	173-09-0A-626-00 CO

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FIFTY FIVE THOUSAND AND 00/100 Dollars ($355,000.00) 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, **KENNETH F. REMEDIOS AND JUDITH REMEDIOS, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **PENELOPE BOTSARIS PAGONIS, A SINGLE 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. 685 as shown on the Plan of Section One, Phase Eight, Lenox Village, of record in Instrument #20060824-0104608, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kenneth F. Remedios and Judith Remedios, husband and wife, from Stuart Shearin and Jennifer Hutchinson, nka Jennifer Hutchinson Shearin, by Warranty Deed dated October 30, 2015 and recorded November 4, 2015 in Instrument #20151104-0112359, said Register's Office.

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: 2608 Avery Park Drive, Nashville, TN 37211

TO 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 MY/OUR HANDS, this 30th day of November, 2022

GRANTOR(S)

Kenneth F. Remedios

Judith Remedios

STATE OF TENNESSEE
COUNTY OF **Williamson**

Personally appeared before me, a Notary Public, Kenneth F. Remedios and Judith Remedios, 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 30th day of November 2022.

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2025

Notary Public

Helen Ponchillia

Printed Notary Name

My commission expires: September 28th, 2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 11/30/22 (date of document).

Jennifer L. Pennell

12/2/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 2 day of December, 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

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