Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 979142 DEEDWARR
03/10/2023 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20230310-0017287

39-B
File #22-1347

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Emily Elizabeth Reid, a married woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alex Asaro and Jacqueline Devereaux Asaro, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Baxter Heights of record in Book 2083, page 94, 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 Emily Elizabeth Reid, an unmarried woman by deed from Terracede Properties, LLC, a Tennessee limited liability company, dated July 13, 2018, of record in Inst. No. 20180723-0071337, Register's Office for Davidson County, Tennessee. Emily Elizabeth Reid is now married; However, the subject property has been the residence of her spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 800 Oak Street, Nashville, TN 37216.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Alex Patrick Asaro
Jacqueline Devereaux Asaro
800 Oak Street
Nashville, TN 37216

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
061-14-0-107.00

WITNESS THE EXECUTION HEREOF this 9th day of March, 2023.

Emily Elizabeth Reid

State of Tennessee)
County of Davidson)

On this 9th day of March, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Emily Elizabeth Reid, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7/6/24

LYDIA H WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 450,000.00.**

Affiant

Sworn and subscribed before me on this the 9th day of March, 2023.

Notary Public

My Commission Expires: 05 · 21 · 2025

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Certificate of Authenticity

I, Hollykay, 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 March 9, 2023.

Date

Hollykay

Affiant Signature

March 9, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of March, 2023.

Notary's Signature

My Commission Expires: 05-21-2025

Date

Notary's Seal (if on paper)

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY