WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-20180-mc

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 985885 DEEDWARR
03/29/2023 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $2,882.30
20230329-0022842

Ivey Title, LLC Ref: (DW) Title No.: 62993
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Susan Richardson 2037 24th Avenue South Nashville, TN 37212	First Bank 722 Columbia Ave Franklin Tn 37064

TAX MAP PARCEL NUMBERS: 10411032500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$779,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Paul A. Picelli, an unmarried man,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Susan Richardson, an unmarried woman,** 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. 102 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place of record in Book 421, page 7, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; All Matters shown on the Plan of record in Book 421, page 7, said Register's Office.

Being the same property conveyed to Paul A. Picelli by Warranty Deed from Marie R. Shelton, Executrix of the Estate of Lloyd V. Shelton, dated April 2, 1985 and recorded on April 4, 1985, of record in Book 6527, page 15, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2037 24th Avenue South, Nashville, TN 37212

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 28th day of March, 2023.

Paul A. Picelli

Paul A. Picelli

State of Tennessee

County of Davidson

On this 28th day of March, 2023, before me the undersigned authority, personally appeared Paul A. Picelli, 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.

Margaret H Taylor

Notary

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $779,000.00.

Affiant

Sworn and subscribed before me this 28th day of March, 2023.

Notary

My Commission Expires: 5-7-2024

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 03/28/2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 03/28/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 **day of** March, **2023.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM