Karen Johnson Davidson County
Batch# 1025399 DEEDWARR
07/12/2023 02:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230712-0053495

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(3)(F). _____, Affiant Sworn to and subscribed before me this July 12, 2023. _____ Comm Exp: _____ Notary Public

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025

This Instrument Prepared by: Parker T. Brown, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
LAURETTA MACHI, Trustee		
MACHI FAMILY TRUST dated July 12, 2023		
5909 Robert E. Lee Drive	SAME AS NEW OWNER	145 13 0 021.00
Nashville, Tennessee 37215		

WARRANTY DEED

BE IT KNOWN THAT EMANUEL MACHI and wife, LAURETTA MACHI, purchased the subject property on December 18, 1989, by Warranty Deed of record in Book 8025, Page 809, Register's Office for Davidson County, Tennessee. EMANUEL MACHI passed away on March 17, 2023, leaving LAURETTA MACHI as sole owner.

THEREFORE FOR AND IN CONSIDERATION the sum of Ten Dollars ($10.00), the receipt of which is hereby acknowledged, I, LAURETTA MACHI (Grantor), by these presents, have bargained and sold, and do hereby transfer and convey unto LAURETTA MACHI, Trustee of the MACHI FAMILY TRUST, dated July 12, 2023 (Grantee), and any amendments thereto, all my right, title and interest in and to the following parcel of land in Davidson, Tennessee, more particularly described to-wit:

Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of Tyne Valley Estates, Section 9, as of record in Book 3700, Pages 65 and 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to EMANUEL MACHI and wife, LAURETTA MACHI, (EMANUEL MACHI having since died) by NONA DEVLIN JONES, unmarried , by Warranty Deed of record in Book 8025, Page 809, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Restrictive covenants contained in instrument of record in Book 4016, Page 632, said Register's Office.

2. Matters shown on the Plan of record in Book 3700, Pages 65 and 66, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

The improved property is known as 5909 Robert E. Lee Drive Nashville, Tennessee 37215.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the 12th day of July, 2023.

LAURETTA MACHI

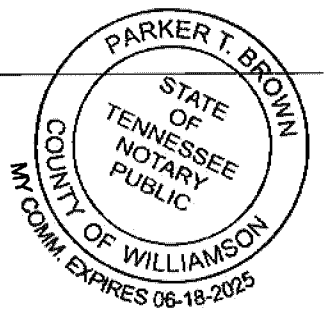
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LAURETTA MACHI, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 12th day of July, 2023.

NOTARY PUBLIC

My Commission Expires: _____



TRUE COPY CERTIFICATION

I, PARKER T. BROWN, 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 July 12, 2023.

PARKER T. BROWN — Date: 7/12/2023

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 12th day of July, 2023.

Notary Public

My Commission Expires:

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 12-08-2024