Karen Johnson Davidson County
Batch# 1047582 DEEDWARR
09/08/2023 08:40:30 AM 4 pgs
Fees: $23.00 Taxes: $1,812.63
20230908-0070491

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

**Prepared By & Return To:**
Tennessee Title Services LLC-Hendersonville
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-23-2983

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7 day of September, 2023

Notary Public

Commission Expires: 10/11/2024

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Christopher Anderson<br>2 Bridget Court<br>Burr Ridge, IL 60527 | Ameris Bank<br>1000 Corporate Centre Drive<br>Suite 120<br>Franklin, TN 37067 | 044 14 0 085.00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Robert G. Azzarito, a married man**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Christopher Anderson, a single man**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 1316 on the Plan of Townhomes at Eighth Street, a Townhouse Planned Unit Development, as shown in Exhibit "B" of Townhomes at Eighth Street, of record in Instrument No. 20220202-0012472, 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 a part of the same property conveyed by Warranty Deed from DS Jernigan and Associates, LLC, a Tennessee limited liability company to Robert G. Azzarito, a married man, dated July 31, 2008 and recorded August 18, 2008, as Instrument No. 20080818-0084595 in Davidson County, Tennessee Register of Deeds.

The subject property is not the principal residence of the Grantor, or his spouse or any dependants.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1316 8th Street, Old Hickory, TN 37138

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 and assigns forever; and we so covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Dated this the 5th day of September, 2023.

Robert G. Azzarito

STATE OF CALIFORNIA

COUNTY OF _____

On this 5th day of September, 2023, before me personally appeared **Robert G Azzarito**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of September, 2023.

_____
Notary Signature
My commission expires: MAY 24, 2025

# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento )

On 09/05/2023 before me, Christina Valdez, Notary Public
(insert name and title of the officer)

personally appeared Robert G. Azzarito,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CHRISTINA VALDEZ
Notary Public - California
Sacramento County
Commission # 2358801
My Comm. Expires May 24, 2025

Signature Christina Valdez (Seal)

# Certificate of Authenticity

I, Joshua A. Terry, 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 9/5/23.

Affiant Signature – Joshua A. Terry

9/7/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/7/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27