Karen Johnson Davidson County
Batch# 1054500 DEEDWARR
09/27/2023 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20230927-0075807

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2023.

KIM PERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/1/25
File No. 23-19624

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David Pietila and Anna Pietila (NAME)	AmeriSave Mortgage Corporation (NAME)	25-8-A-189 CO
5308 Birdsong Lane (STREET ADDRESS)	3525 Piedmont Rd NE, 8 Piedmont Center, Suite 600 (STREET ADDRESS)	
Bokeelia, FL 33922 (CITY) (STATE) (ZIP)	Atlanta, GA 30305 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Christine Erin Lenihan, a married woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Pietila and Anna Pietila, husband and wife**, 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:

Being Lot No. 189 on the Final Plat of Parkview Preserve, Phase 1A of record in Instrument Number 20190415-0034123, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Christine Erin Lenihan by Warranty Deed dated February 28, 2020 from NVR, Inc., a Virginia Corporation T/A Ryan Homes, recorded March 2, 2020, in Instrument Number 20200302-0022803, in the Register's Office of Davidson County, Tennessee.

Thomas Joseph Butler joins in the conveyance for any martital interest he may have in subject property.

Subject to any and all plats, easements, restrictions, and other matters of record.

The taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 255 Dartmoor Pl, Goodlettsville, TN 37072.

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 do 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 26th day of September, 2023.

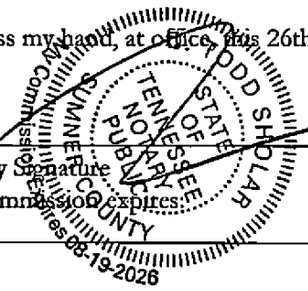
Christine Erin Lenihan

Thomas Joseph Butler

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 26th day of September, 2023, before me personally appeared Christine Erin Lenihan and Thomas Joseph Butler, 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 26th day of September, 2023.



Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 9/26/23 (date of document).

Affiant Signature

9/26/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 26th day of September 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY