Karen Johnson Davidson County
Batch# 1122740 DEEDWARR
04/15/2024 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $876.90
20240415-0026586

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $237,00.00

Affiant

Subscribed and sworn to before me, this 5th day of April, 2024.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 4904 Ottenville Ave Trust	**New Owner**	**16300001500**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

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 ACKNOWLEDGE, WE,

Frankie Diana, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The 4904 Ottenville Ave Trust

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 Lot No. 34, Shields Antioch Place, being more particularly described, as follows:

Fronting 181-5/12 feet on the South side of Ardenville Avenue, thence running back between lines, 178 feet on the West line and 296 feet on the Ease line to a real line which measure 40 feet.

Being the same property conveyed to Frankie Diana, by Warranty Deed from RAC Closing Services, LLC, a Delaware limited liability company, dated October 24, 2006, of record in Instrument No. 20061103-0136719, as re-recorded in 20061122-0145407, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 4904 Ottenville Ave, Nashville, TN 37013.

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 in 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.

Frankie Diana Date: 4-10-24

Frankie Diana

STATE OF Massachusetts

COUNTY OF Middlesex

Personally appeared before me, a Notary Public of said County and State, Frankie Diana, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of April 2024.

Raymond P Phillips

NOTARY PUBLIC

My Commission Expires: 2-7-2031

RAYMOND P. PHILLIPS
Notary Public
Massachusetts
My Commission Expires
Feb 7, 2031

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 4/10/24 (date of document).

Jennifer Russell
Affiant Signature

4/15/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 15th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

