Karen Johnson Davidson County
Batch# 1153076 DEEDWARR
07/01/2024 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,644.65
20240701-0049479

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1155

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Britta Burtis and Sean Cochran wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Barbara Garruto and James Garruto, wife and husband**, 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. 458A on the Plan of Zone Lot Division of Lot 458 and part of Lot 456, North Nashville Real Estate Companys Plan of Lots of record in Plat Book 6200, Page 748, 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 the same property conveyed to Britta Burtis and Sean Cochran, wife and husband by Warranty Deed from Garrison M. Gracey, a married man of record in Instrument No. 20220506-0052533 Register's Office for Davidson County, Tennessee, dated April 28, 2022 and recorded on May 06, 2022.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

Subject to Joint Driveway Easement of record in Book 7529, Page 276, in the Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1803 A 6th Avenue North, Nashville, TN 37208.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Barbara Garruto	CMG Mortgage	081-08-0-218.00
1803 A 6th Avenue North	3160 Crow Canyon Rd, Ste 400	
Nashville, TN 37208	San Ramon, CA 94583	

WITNESS THE EXECUTION HEREOF this 28th day of June, 2024.

Britta Burtis

Sean Cochran

State of Maryland
County of Cecil

On this 28th day of June, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Britta Burtis and Sean Cochran, the bargainor(s), 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.

Notary Public

My Commission Expires: 5/6/2028

MARY P. STARON
NOTARY PUBLIC
HARFORD COUNTY, MD
My Commission Expires
05-06-2028

State of Tennessee
County of Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 444,500.00.**

Affiant

Sworn and subscribed before me on this the 1st day of July, 2024.

Notary Public

My Commission Expires: 05-08-2028

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 1st day of July, 2024.

Date: 7-1-24

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 1st day of July, 2024.

Theresa C. Richardson

My commission expires ~~7/9/2024~~.
05/08/2028

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY