Karen Johnson Davidson County
Batch# 325730 DEEDWARR
12/05/2019 03:52:30 PM 2 pgs
Fees: $13.00 Taxes: $832.50
20191205-0125847

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of December 2019

Notary Public

MY COMMISSION EXPIRES: 3/15/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
David Dirro and Olivia Dirro	AIM INC	097 02 0A 377.00
(NAME)	(NAME)	
2040 Hickory Brook Dr.	4121 Camino Del Rios	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Diego CA 92108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Nicole L. Walley, N/K/A Nicole Judge, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David Dirro and Olivia Dirro, Tenancy by the Entirety**, 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. 377 on the Final Plat of Villages of Riverwood, Section One, Phase 4D, of record in Instrument No. 20140127-0007110, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nicole L. Walley, a single woman by Warranty Deed from Beazer Homes Corp. a Tennessee Corporation dated September 29, 2014 and recorded October 3, 2014, as Instrument No. 20141003-0091975, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Patrick John Judge, spouse of Nicole L. Walley, N/K/A Nicole Judge joins in the execution of this instrument for the purpose of conveying his marital interest, if any, to said property.

unimproved ☐
This is improved ☒ property, known as 2040 Hickory Brook Dr., Hermitage, TN 37076

File Number: MTJ-1911432SSO

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. 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.

Witness our hands this 4th day of December, 2019

Nicole L. Walley N/K/A Nicole Judge

Patrick John Judge

STATE OF PA

COUNTY OF BERKS

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Nicole L. Walley N/K/A Nicole Judgeand Patrick John Judge the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of December, 2019.

Notary Public

My Commission Expires: 8/28/2023

(SEAL)

Commonwealth of Pennsylvania - Notary Seal
Glenn Morrow, Notary Public
York County
My commission expires August 28, 2023
Commission number 1292942
Member, Pennsylvania Association of Notaries

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Jim R. Vanderpool

File Number: MTJ-1911432SSO

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY