Karen Johnson Davidson County
Batch# 592854 DEEDWARR
03/17/2021 07:22:30 AM 3 pgs
Fees: $18.00 Taxes: $508.75
20210317-0034989

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: July 5, 2021
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
CHERYL BUCKINGHAM-MIMMS COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Jackie Rudolph,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-020287

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Fernando De La Cruz and Vilma De La Cruz	Daniel J. DiLoreto and Julie L. DiLoreto	
(NAME) 3880 Priest Lake Drive, Unit 8	(NAME) 181 Polk Place Drive	136-03-0A-092.00
(ADDRESS) Nashville, TN 37217	(ADDRESS) Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED THIRTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($137,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DILORETO ENTERPRISES LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FERNANDO DE LA CRUZ AND VILMA DE LA CRUZ, 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:

Legal Description: Real estate Located in Davidson County, A certain condominium apartment in Davidson County, Tennessee, being Unit 8, Building No. 18, a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium, Townhouses, Phase 1 (erroneously referred to as "Phase 2" in prior deed of record), as of record in Book 4460, Page 79, and Revised in Book 4460, Page 88, Registers Office for said County, to which reference is here made.

Being the same property conveyed to Latonya Boyd by Warranty Deed from Michelle E. Taylor, dated October 10, 2003 and recorded October 16, 2003 in Instrument Number 20031016-0153599, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Daniel J. Diloreto and Julie L. Diloreto by Special Warranty deed from The Bank of New York Trust Company N.A., as successor to JP Morgan Chase Bank N.A. as Trustee of record in Instrument No. 20080509-0048140 Register's Office for Davidson County, Tennessee, dated May 05, 2008 and recorded on May 09, 2008.

Being the same property conveyed to DiLoreto Enterprises LLC by Quitclaim deed from Daniel J. Diloreto and Julie L. Diloreto, a married couple of record in Instrument No. 20140815-0074063 Register's Office for Davidson County, Tennessee, dated August 10, 2014 and recorded on August 15, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 3880 Priest Lake Drive, Unit 8, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this the 26th day of February, 2021

DiLoreto Enterprises LLC

BY: Daniel J. DiLoreto
Daniel J. DiLoreto
Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 26th day of February, 2021, before me personally appeared Daniel J. DiLoreto, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Managing Member of DiLoreto Enterprises LLC, the within named bargainor, a limited liability company, and that he/she as such Managing Member executed the foregoing instrument for the purpose therein contained.

Witness ~~my~~ hand and official seal, this the 26th day of February, 2021.

Notary Public

My Commission Expires: July 5, 2021

(SEAL)

CHERYL BUCKINGHAM-MIMMS
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

True Copy Certification

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 02/11/2024

