Return to: Rudy Tike +
2012 21st Ave S.
Nashville TN 37212

Karen Johnson Davidson County
Batch# 712928 DEEDWARR
09/10/2021 12:53:48 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20210910-0121610

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Katherine Ann Hornberger and Daniel Francesco De Pinto	Capstar Bank	161 10 0A 160.00
(NAME) 5104 Village Trace	(NAME) 2002 Richard Jones Rd. Suite 300A	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37215	
(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, WE, **Michael C. Nastri and Cassie L. Mealer now known as Cassie Nastri, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Katherine Ann Hornberger and Daniel Francesco De Pinto. tenants in common with right of survivorship**, 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. 159 on the Plan of Phase Two, Villages of Brentwood, of record in Plat Book 6250, Page 169, as corrected by Surveyor's Certificate of Correction of record in Book 8484, Page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Michael C. Nastri and Cassie L. Mealer, husband and wife by Warranty Deed from Anna Caroline Chappell Pace (formerly known as Anna C. Chappell) and husband Stephen A. Pace and Natalie M. Chappell, unmarried, of record in Instrument No. 20090714-0065730, in the Register's Office of Davidson County, Tennessee, dated November 14, 2009 and recorded in July 14, 2009. See Name Affidavit recorded in Instrument No. 20190306-0020385.

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.

This is improved property, known as 5104 Village Trace, Nashville, TN 37211

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 3rd day of September, 2021.

Michael C. Nastri

Cassie Nastri

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Michael C. Nastri and Cassie Nastri, husband and wife, the within named 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 3rd (4th) day of September, 2021.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024