RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-5569-2022

WARRANTY DEED

Karen Johnson Davidson County
Batch# 838609 DEEDWARR
04/12/2022 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20220412-0042264

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 day of April, 2022

NOTARY PUBLIC

My commission expires: 11/16/22

DAVID P WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/16/2022
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel A. Tomassini 5141 Mountainbrook Circle Hermitage, TN, 37076	Same address as new owner	085-04-0A-304-00

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars ($675,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **AARON JOSEPH JOYCE AND MARY KATHERINE JOYCE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JOEL A. TOMASSINI, MARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 304 on the Final Plat of The Reserve at Stone Hall, Phase 1, Section 3A, Planned Unit Development, of record in Instrument No. 20150729-0074430, 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 Aaron Joseph Joyce and Mary Katherine Joyce, husband and wife from Meritage Homes of Tennessee, Inc., an Arizona corporation, by Warranty Deed dated 01/15/2016 and recorded 01/21/2016 in Instrument No. 20160121-0006068, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X improved property, known as: 5141 Mountainbrook Circle, Hermitage, TN 37076

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 1st day of April, 2022

GRANTOR(S)

Aaron Joseph Joyce

Mary Katherine Joyce

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Aaron Joseph Joyce and Mary Katherine Joyce, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 1 day of April, 2022.

Notary Public

Dawn Webber
Printed Notary Name

My commission expires: 11/16/22

DAVID P WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/16/2022
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 4/1/22 (date of document).

Jennifer L. Pennell

4/1/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1 day of April, 2022.

Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

