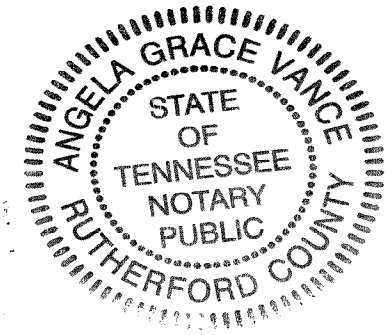
Karen Johnson Davidson County
Batch# 933612 DEEDWARR
10/25/2022 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,121.10
20221025-0115709



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $303,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 20th day of October, 2022.

NOTARY PUBLIC

My commission expires: 11-17-24

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jose A Izaguirre Rubi and Wendy Zelenia Ochoa Lainez	New Owner	053-16-0-146.00
(NAME)	(NAME)	
100 Cassie Bell Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **E. Gail Pieroni, Pesonal Representative of the Estate of Ralph Pieroni,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jose A. Izaguirre Rubi and Wendy Zelenia Ochoa Lainez, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Pitts Avenue Subdivision, of record in Book 5210, page 132, as amended in Book 7591, page 540, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM, is that portion thereof being a one-foot strip running 359 feet from the most Southeasterly corner of said Lot No. 1, to the Northerly Margin of Pitts Avenue, as shown on a survey dated September 22, 1988, by R.L. Montoya.

Being the same property conveyed to PAMELA A. GILLIAM AND RALPH A. PIERONI, BOTH UNMARRIED, by deed from CHARLES M. CUNDIFF AND WIFE, CLARA S. CUNDIFF, of record in Book 10108, page 342, dated June 27, 1996, said Register's Office.

PAMELA A. GILLIAM, AN UNMARRIED PERSON conveyed her interest in said property to RALPH A. PIERONI, AN UNMARRIED PERSON, by Quitclaim Deed of record in Book 11249, page 736, dated December 10, 1998, said Register's Office.

RALPH A. PIERONI died intestate on or about March 20, 2022. Pursuant to the terms of his will of record in Docket No. 22P1524, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is to administered as part of the probate estate, E. Gail Pieroni, Personal Representative.

This property is __unimproved _X_improved property known as: 100 Cassie Bell Drive, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 20th day of October, 2022.

Estate of Ralph Pieroni

BY: E Gail Pieroni Personal Representative

E. Gail Pieroni, Personal Representative

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E. Gail Pieroni with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Personal Representative of Estate of Ralph Pieroni, and in his capacity as such Personal Representative, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of October, 2022.

Notary Public
My Commission Expires:

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DECEMBER 12, 2022
WILSON COUNTY

Certificate of Authenticity

I, Jennifer Russell, 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 10/20/2022.

Date

Jennifer Russell

Affiant Signature

10/20/2022

Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 20 day of OCTOBER, 2022.

Notary's Signature

My Commission Expires: 2-28-26

Notary's Seal (if on paper)

STEVEN J. CARR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY