Karen Johnson Davidson County
Batch# 942686 DEEDWARR
11/18/2022 09:18:58 AM 2 pgs
Fees: $13.00 Taxes: $1,627.63

20221118-0122632

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $439,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 8th day of November, 2022.

NOTARY PUBLIC

My commission expires:

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

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:
Luca Stricagnoli and Meg Pfeiffer	Citadel Servicing Corporation	097-02-0A-166.00 CO
(NAME)	(NAME)	
1301 Riverbirch Way	25531 Commercentre Drive, Suite 160	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Lake Forest, CA 92630	

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 **Marna L. Bogan, unmarried,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Luca Stricagnoli and Meg Pfeiffer, 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) 166, as shown on the map entitled Final Plat, Villages of Riverwood, Section One, Phase 2B, of record as Instrument No. 20120510-0040662, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MARNA L. BOGAN, UNMARRIED, by deed from BEAZER HOMES CORP., A TENNESSEE CORPORATION, of record as Instrument No. 20130305-0021835, dated February 28, 2013, said Register's Office.

This property is __unimproved _X_improved property known as: 1301 Riverbirch Way, Hermitage, TN 37076.

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 8th day of November, 2022.

Marna L. Bogan by Michael Cross her attorney-in-fact

Marna L. Bogan by Michael Cross
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Michael Cross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Marna L. Bogan and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20221118-0122631 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 8th day of November, 2022.

Notary Public
My Commission Expires:

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