Karen Johnson Davidson County
Batch# 944792 DEEDWARR
11/28/2022 09:22:59 AM 2 pgs
Fees: $13.00 Taxes: $2,146.00
20221128-0124296

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Coffee

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00.

Vincent F Sorgi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF NOVEMBER, 2022.

Teresa Arnold
Notary Public

MY COMMISSION EXPIRES: 01/20/2025
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Charlotte M Kenyon	Same	173 09 0A 263.00
(NAME)	(NAME)	
8336 Saint Danasus Drive		
(ADDRESS)	(ADDRESS)	
Nashville , TN 37211		
(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 Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Vincent F. Sorgi and MaryJane Sorgi, Co-Trustees of the Vincent and MaryJane Sorgi Revocable Trust dated April 12, 2018**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Charlotte M Kenyon, an unmarried woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land of Davidson County, Tennessee, Being Lot No. 216, on the Plan of Lenox Village, Phase E, of record as Instrument No. 20040109-0003952 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Vincent F. Sorgi and Mary Jane Sorgi, husband and wife from Regent Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed dated December 27, 2005 and recorded on December 28, 2005 in Instrument No. 20051228-0155772, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mary Jane Sorgi from Vincent F. Sorgi by Quitclaim Deed dated December 3, 2009 and recorded on December 7, 2009 in Instrument No. 20091207-0111736, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Vincent F. Sorgi and MaryJane Sorgi, Co-Trustees of the Vincent and MaryJane Sorgi Revocable Trust dated April 12, 2018 from MaryJane Sorgi by Quitclaim Deed dated April 12, 2018 and recorded on April 12, 2018 in Instrument No. 20180412-0034742, Register's Office for Davidson County, Tennessee.

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 8336 Saint Danasus Drive, 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 Grantee, her heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, her 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 22nd day of November, 2022.

Vincent and MaryJane Sorgi Revocable Trust dated April 12, 2018

BY: Vincent F. Sorgi
Vincent Sorgi
Co-Trustee

BY: MaryJane Sorgi
MaryJane Sorgi
Co-Trustee

STATE OF TENNESSEE

COUNTY OF Coffee

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Vincent F. Sorgi and MaryJane Sorgi with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Co-Trustees of the Vincent and MaryJane Sorgi Revocable Trust dated April 12, 2018, the within named bargainor, and that they as such Co-Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of November, 2022.

Teresa Arnold
Notary Public

My Commission Expires: 01/20/2025

(SEAL)

