# WARRANTY DEED

File #2022120544

Karen Johnson Davidson County
Batch# 955907 DEEDWARR
12/28/2022 03:21:30 PM 7 pgs
Fees: $38.00 Taxes: $1,221.00
20221228-0133307

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Teresa Blevins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 day of December, 2022.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

MICHAEL FERRENCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

**THIS INSTRUMENT WAS PREPARED BY**
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Teresa Blevins | New Owner | 097-02-0A-078.00 |
| (NAME) | (NAME) | |
| 1432 Riverbrook Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Dennis Julianna, Jr., Maria Torea Julianna, Denise Hill Gasperi, and Debra Ann Julianna,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Teresa Blevins, an unmarried woman** 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. 78 on the Plan of Final Plat of Villages of Riverwood, Phase One, Section One, Revision One of record in Plat at Instrument No. 20080723-0075577, and a Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dennis Julianna by Warranty deed from Beazer Homes Corp., a Tennessee corporation of record in Instrument No. 20100624-0049538 Register's Office for Davidson County, Tennessee, dated June 22, 2010 and recorded on June 24, 2010.

Dennis Julianna having since died on February 16, 2022, leaving a Last Will & Testament of filed in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Case No. 22P576. Dennis Julianna, Jr., Maria Torea Julianna, Denise Hill Gaspari and Debra Ann Julianna execute this instrument as the devisees under the Last Will and Testament and surviving spouse of Dennis Julianna, Sr.

This conveyance is subject to: Subject to all matters shown on the Plan of record as Instrument Number 20080723-0075577 and Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185 and Plat Instrument No. 20080610-0059689, Register's Office of Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20080408-0035557 amended in Instrument Number 20170906-0091483, Register's Office for Davidson County, Tennessee, Conveyance of Common Areas to HOA of record in Instrument Number 20080630-0067054, Instrument Number 20100108-0001971 and Instrument Number 20110427-0032200, in the Register's Office for Davidson County, Tennessee.; Easement for Villages of Riverwood of record in Instrument Number 20081209-0118828, in the Register's Office for Davidson County, Tennessee.; Easement to Comcast of record in Instrument Number 20090109-0002454, in the Register's Office for Davidson County, Tennessee.; Sanitary sewer and pumping station easement of record in Instrument Number 20051219-0152201, in the Register's Office for Davidson County, Tennessee.; Storm water drainage easement of record in Instrument Number 20051219-0152202, in the Register's Office for Davidson County, Tennessee.; Storm water drainage easement of record in Instrument Number 20100108-0001965 and Instrument Number 20100108-0001966, in the Register's Office for Davidson County, Tennessee.; Slope easement of record in Instrument Number 20100108-0001967 and Instrument Number 20100108-0001968, in the Register's Office for Davidson County, Tennessee.; Easements of record in Book 4049, Page 395 and Book 4764, Page 324, Book 7621, Page 276, in the Register's Office for Davidson County, Tennessee.; Subject to rights of others in and to the common areas and/or elements.

unimproved ☐
This is improved * property, known as **1432 Riverbrook Drive, Hermitage,TN,37076-3574**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 22 day of December, 2022.

Denise Gaspari

Denise Hill Gaspari

STATE OF Florida

COUNTY OF Broward

Before me, the undersigned Notary Public, personally appeared Denise Hill Gaspari with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 22 day of December, 2022.

Commission expires: 7-6-2024

Berjoh Elise Fullilove Notary Public

BERJOH ELISE FULLILOVE
Notary Public - State of Florida
Commission # HH 18254
My Comm. Expires Jul 6, 2024

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro TN 37128

Witness our hands this 22 day of December, 2022.

Maria Torea Julianna

Debra Ann Julianna

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Maria Torea Julianna with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 22 day of December, 2022.

Commission expires:

Notary Public

ART VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
02-24-26

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Debra Ann Julianna with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 22 day of December, 2022.

Commission expires:

Notary Public

ART VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
02-24-26

Witness our hands this 21 day of December, 2022.

Dennis Julianna, Jr.

STATE OF _____

COUNTY OF _____

Before me, the undersigned Notary Public, personally appeared Dennis Julianna Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this _____ day of December, 2022.

Commission expires:

_____
Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro TN 37128

# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of ORANGE )

On DECEMBER 21, 2022 before me, A. STUART, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared DENNIS JULIANNA, JR.,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MMD1 A. STUART MMD1
COMM. #2345334
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Comm. Expires FEBRUARY 5, 2025

Signature A. Stuart (Seal)

Clear Form Print Form

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of ORANGE

Subscribed and sworn to (or affirmed) before me on this 21 day of DECEMBER, 2022, by DENNIS JULIANNA, JR.,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

MMD1 A. STUART MMD1
COMM. #2345334
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Comm. Expires FEBRUARY 5, 2025

(Seal) Signature astuart

Clear Form Print Form

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 December 28, 2022

Tori Cole

Affiant Signature

Date: 12/28/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this December 28, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

