(2)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 974258 DEEDWARR
02/27/2023 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20230227-0013419

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of February, 2023

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 01-06-25
(AFFIX SEAL)

File No. EM-23-3819

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tristan Fullum	Volunteer State Mortgage	
(NAME) 110 Wicklow Drive	(NAME) 101 Highway 52 West	025-08-0A-043.00
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Portland, TN 37148	
(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, **Jason Alexander Vizzerra and Miranda Vizzerra, husband and wife** , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tristan M. Fullum, an umarried person**, HEREINAFTER CALLED THE GRANTEE, 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. 43 on the Plan of Final Plat Parkview Preserve Phase 1A of record in Plat at Instrument No. 20190415-0034123, 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 NVR, Inc., a Virginia corporation T/A Ryan Homes by Special Warranty deed from Parkview Preserve Holding LP, a Delaware limited partnership of record in Instrument No. 20200716-0078054 Register's Office for Davidson County, Tennessee, dated July 15, 2020 and recorded on July 16, 2020.

Being the same property conveyed to Jason Alexander Vizzerra, unmarried man, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20201014-0119166, Register's Office for Davidson County, Tennessee, dated October 13, 2020 and recorded on October 14, 2020.

Jason Alexander Vizzerra is now married to Miranda Vizzerra.

This is property more commonly known as 110 Wicklow Drive, Goodlettsville, TN 37072.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 23rd day of February, 2023.

Jason Alexander Vizzerra

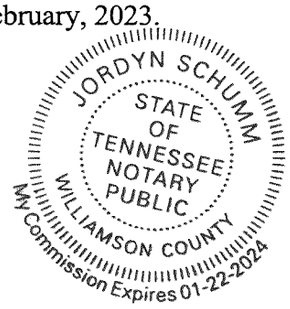
Miranda Vizzerra

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of February, 2023, before me personally appeared Jason Alexander Vizzerra and Miranda Vizzerra, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of February, 2023.

Notary Signature
My commission expires:



CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 February 24, 2023.

Affiant
Date: February 24, 2023

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 24th day of February, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY