WARRANTY DEED

File #2023020597

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2023.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL) 3-8-25

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
Michael Fanelli	Same as new owner	107-05-0A-115.00-CO
(NAME)	(NAME)	
115 Five Oaks Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37217	Same as new owner	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 977977 DEEDWARR
03/07/2023 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20230307-0016355

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, **David Massengale and Tanya Massengale, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Fanelli, an unmarried man** 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 Unit No. 115, as shown on the Plan of Five Oaks, a Planned Unit Development, formerly The Meadow, of record in Plat Book 5200, Page 355, amended in Book 5784, Page 521, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to David Massengale and Tanya Massengale, husband and wife by Warranty deed from David Drummond, a married man of record in Instrument No. 20130620-0063389 Register's Office for Davidson County, Tennessee, dated April 26, 2013 and recorded on June 20, 2013.

This conveyance is subject to: Taxes for the year 2023, a lien not yet due and payable.; Subject to all matters shown on the Plan of record in Plat Book 5200, Page 355, as amended in Book 5784, Page 521, Register's Office for Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5781, Page 563, Book 5784, page 521, Book 5784, page 563, Book 5757, page 930, Register's Office for Davidson County, Tennessee; By-Laws of record in Book 5781, Page 602, Instrument No. 20160212-0013783, in the Register's Office for Davidson County, Tennessee.; Charter of record in Book 5781, Page 598, in the Register's Office for Davidson County, Tennessee.; Rules and Regulations of record in Instrument No. 20150625-0061297, as amended in Instrument No. 20150625-0061298, in the Register's Office for Davidson County, Tennessee.; Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20020605-0068054, in the Register's Office for Davidson County, Tennessee.; Agreement for Dedication of Easement for Private Planter of record in Instrument No. 20010312-0023242, in the Register's Office for Davidson County, Tennessee.; Agreement for Dedication of Easement for Private Sanitary Sewer of record in Instrument No. 20010312-0023241, in the Register's Office for Davidson County, Tennessee.; Grant of Easement of record in Instrument Nos. 200206050068054 and 20130118-0006279, in the Register's Office for Davidson County, Tennessee.; Easement of record in Book 5766, Page 716, 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 115 Five Oaks Drive, Nashville,TN,37217
(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 3 day of March, 2023.

David Massengale

Tanya Massengale

STATE OF Kentucky
COUNTY OF Henderson

Before me, the undersigned Notary Public, personally appeared David and Tanya Massengale 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 3 day of March, 2023.

Commission expires: 1-6-2027

Notary Public

DARLENE FRANCES PRATHER
NOTARY PUBLIC
ID# KYNP61464
COMMISSION EXPIRES 1-6-27
STATE AT LARGE - KENTUCKY

RETURN RECORDED DOCUMENTS TO:

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

~~$3.00~~ E-RECORDING PAGE FEE
$2.50

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour 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 March 7, 2023.

Tracey Trumphour
Affiant
Date: 3-7-23

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 7 day of March, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY