Karen Johnson Davidson County
Batch# 988222 DEEDWARR
04/04/2023 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,669.92
20230404-0024575

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **721,600.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **04/03/2023** Notary Public MY COMMISSION EXPIRES: 11/2/20 (AFFIX SEAL)

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #23-4638

ADDRESS NEW OWNER(S) AS FOLLOWS: **Edward F. Tunney**	SEND TAX BILLS TO: Edward F Tunney	MAP-PARCEL NUMBERS **102-12-0-028.00**
(NAME) **832 Brook Hollow Road**	(NAME) 3848 Hutson Ave	
(ADDRESS) **Nashville, TN, 37205**	(ADDRESS) Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Nicole Sarrecchia, Trustee of the Nicole Sarrecchia Revocable Living Trust dated June 13, 2018,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edward F. Tunney, unmarried** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 225 on the Plan of Horton Heights Section A of record in Plat Book 2133, page 71, 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 Nicole Sarrecchia Revocable Living Trust dated June 13, 2018 by Deed dated February 11, 2018 from Seth Harlan and Johanna C. Harlan, husband and

wife, recorded March 1, 2019, in Instrument Number 20190301-0018605, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **832 Brook Hollow Road, Nashville, TN 37205**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **3rd** day of **April, 2023**.

Nicole Sarrecchia Revocable Living Trust

Nicole Sarrecchia, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Nicole Sarrecchia, whom I am personally acquainted and who upon her oath acknowledged herself to be the Trustee and she being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the Nicole Sarrecchia Revocable Living Trust

WITNESS my hand and official seal this 3 day of April, 2023.

NOTARY

MY COMMISSION EXPIRES: 12-5-26

LESLIE DIAZ
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES DECEMBER 05, 2026

Tennessee Certification of Electronic Document

I, Margaret Philpott do hereby make oath that I am a licensed attorney and/or 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 **4/3/2023** (date of document).

Affiant Signature

4/3/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3** day of **April**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

