PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Name and Address of New Owner:
Samuel Villaneuve
2841 Steamboat Drive
Nashville, TN 37214

Send Tax Bills To:
Samuel Villaneuve
2841 Steamboat Drive
Nashville, TN 37214

Karen Johnson Davidson County
Batch# 994804 DEEDWARR
04/21/2023 11.10 02 AM 3 pgs
Fees $18 00 Taxes $1,434 12
20230421-0029540

This Instrument Prepared By:
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 062-02-0A-175.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Marco Joseph Regoli and Margaret Regoli, a married couple**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Samuel Villaneuve, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee

Land in Davidson County, Tennessee, being Lot No. 175 on the Plan of River Trace Estates, Phase I, Section II, a Planned Unit Development of record in Plat Book 6900, Page (s) 158 and 159, 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 Marco Joseph Regoli, an unmarried man by Warranty deed from Tona Hutton and husband, Douglas Cox Hutton of record in Instrument No. 20191226-0132705 Register's Office for Davidson County, Tennessee, dated December 17, 2019 and recorded on December 26, 2019. (Value of consideration shown in aforementioned deed $275,000.00)

This is __X___ improved _____ unimproved property also known as 2841 Steamboat Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of April, 2023

_____(SEAL)
Marco Joseph Regoli

_____(SEAL)
Margaret Regoli

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of April, 2023, before me personally appeared Marco Joseph Regoli and Margaret Regoli, 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 20th day of April, 2023

_____
Notary Signature

TIMOTHY L STILLINGS
My commission expires 3/17/2024

TIMOTHY L STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/17/2024
WILLIAMSON COUNTY

Map & Parcel No· 062-02-0A-175 00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn Code Ann Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $387,600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Mary Joseph Regoli
(Affiant)

Sworn to and subscribed before me this
20th day of April, 2023.

Timothy L Stillings
Notary Public
My commission expires 3.17.24

TIMOTHY L STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/17/2024
WILLIAMSON COUNTY

File No. 2023-579

Map & Parcel No. 062-02-0A-175.00-CO