Karen Johnson Davidson County
Batch# 1001029 DEEDWARR
05/09/2023 10:07 39 AM 2 pgs
Fees: $13 00 Taxes $12,950 00
20230509-0034412

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #23-1098

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carolyn Tregarthen and Robert Vercoe, wife and husband,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Justin Purpero and Robyn Purpero, Trustees of the Justin and Robyn Purpero Family Trust Dated March 26, 2015** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Yancey Subdivision of record in Plat Book 2330, Page 18, in the Register's Office for Davidson County, Tennessee. Said Lot No. 10 fronts 223 feet on the Easterly side of Yancey Drive and extends back 189.5 feet on the Northerly line and 201 feet on the Southerly line to a dead line measuring 223.3 feet thereon.

Being the same property conveyed to Carolyn Tregarthen and Robert Vercoe, wife and husband by Warranty Deed from HR Properties of Tennessee, A Tennessee General Partnership of record in Instrument No. 20210510-0062637 Register's Office for Davidson County, Tennessee, dated May 7, 2021 and recorded May 10, 2021.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

**This is improved property, known as: 4510 Yancey Drive, Nashville, TN 37215.**

**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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

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**NEW OWNER:**
**Justin Purpero and**
**Robyn Purpero, Trustees**
**4510 Yancey Drive**
**Nashville, TN 37215**

**RESPONSIBLE FOR TAX PAYMENT**
New Owner

**TAX MAP-PARCEL #:**
**130-16-0-053.00**

**WITNESS THE EXECUTION HEREOF** this 21st day of April, 2023.

Carolyn Tregarthen

**Carolyn Tregarthen**

**Robert Vercoe**

**State of Tennessee )**
**County of Davidson )**

On this 21st day of April, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Carolyn Tregarthen and Robert Vercoe, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

**State of Tennessee )**
**County of Davidson )**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 3,500,000.00**

Affiant

Sworn and subscribed before me on this the 8th day of May, 2023.

Notary Public

My Commission Expires: 11/3/25

J. TRENT LEHMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY