THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230544488** Karen Johnson Davidson County Batch# 1007462 **DEEDWARR** 05/25/2023 10 17 25 AM 3 pgs Fees $18 00 Taxes $2,423 50 20230525-0039412	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $655,000.00. Affiant Subscribed and sworn to before me, this 19th day of May, 2023. Notary Public My Commission Expires.

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023 WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Marco Francis Ferdinandi and Natalie Ann Bertolucci 5709 Vine Ridge Drive Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103 10 0 079.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew Mize and McKinley Agatha-Mancebo, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marco Ferdinandi, an unmarried man and Natalie Ann Bertolucci, an unmarried woman*** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: JTI CW 205/NAB

*as tenants in common with Right of Survivorship

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Section 4, Brookside Courts, Addition No. 4 of record in Plat Book 2083, Page 59, 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 McKinley Agatha-Mancebo, an unmarried and Andrew Mize, an unmarried man, by Warranty Deed from Opendoor Property Trust I, a Delaware statutory trust, of record in Instrument No. 20210830-0116717, in the Register's Office for Davidson County, Tennessee, dated August 26, 2021., and recorded on August 30, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 4, Brookside Courts, Addition No. 4, as recorded in Plat Book 2083, Page 59.

This is improved property located at 5709 Vine Ridge Drive Nashville TN 37205

Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. CSRE-23-5109

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of May, 2023.

Andrew Mize

McKinley Agatha-Mancebo

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew Mize and McKinley Agatha-Mancebo, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of May, 2023.

See attached

_____
Notary Public
My Commission Expires: _____

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California
County of Napa } ss

On 5/19/23 before me, Eileen McCooey, Notary Public
Name of Notary Public Title

personally appeared Andrew Mize
Name of Signer (1)

McKinley Agatha-Mancebo
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

EILEEN McCOOEY
COMM #2335291
Notary Public - California
Sonoma County
My Comm Expires Nov 8, 2024

WITNESS my hand and official seal

Eileen McCooey
Signature of Notary Public

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Warranty Deed

containing 2 pages, and dated 5/19/23

The signer(s) capacity or authority is/are as

- [x] Individual(s)
- [ ] Attorney-in-fact
- [ ] Corporate Officer(s) _____
  Title(s)
- [ ] Guardian/Conservator
- [ ] Partner - Limited/General
- [ ] Trustee(s)
- [ ] Other _____

representing _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence

- [x] form(s) of identification
- [ ] credible witness(es)

Notarial event is detailed in notary journal on

Page # _____ Entry # _____

Notary contact _____

Other

- [ ] Additional Signer
- [ ] Signer(s) Thumbprints(s)
- [ ] _____

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