Name and Address of New Owner:
Richard Peter Galentino, Jr. and Mary Catherine Galentino
5044 Stonemeade Drive
Nashville, TN 37221

Send Tax Bills To:
Rocket Mortgage, LLC
1050 Woodward Avenue,
Detroit, MI 48226-1906

Karen Johnson Davidson County
Batch# 1027175 DEEDWARR
07/18/2023 09:10:30 AM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20230718-0055062

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 155-15-0A-083-00

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, **Maja Skikic and Tarik Ramusovic, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Richard Peter Galentino, Jr., and Mary Catherine Galentino, married to each other,** "the Grantees," the following described real estate in Davidson County, Tennessee:

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. 83 on the Plan of Stonemeade, Section I, as of record in Book 6900, Page 800 and 801, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Maja Skikic and Tarik Ramusovic, wife and husband, by Warranty Deed dated July 15, 2014 from Ross L. Copperman, married, recorded July 18, 2014 in Instrument No. 20140718-0063960 in the Register's Office.

This property more commonly known as 5044 Stonemeade Drive, Nashville, TN 37221

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 17th day of July, 2023.

_____(SEAL)
Maja Skikic

_____(SEAL)
Tarik Ramusovic

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of July, 2023, before me personally appeared Maja Skikic and Tarik Ramusovic, 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 17th day of July, 2023.

_____
Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2026

AFFIDAVIT OF VALUE

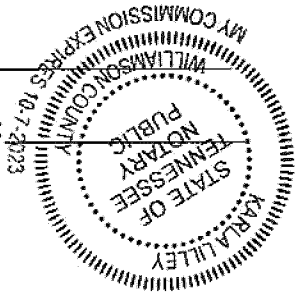
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $600,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
17th day of July, 2023.

Notary Public
My commission expires:
File No. 2023-6096-SK



Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 7.17.2023 (date of document).

Affiant Signature

7.17.2023

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 17th day of July 2023.

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25