Karen Johnson Davidson County
Batch# 1029552 DEEDWARR
07/21/2023 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20230721-0056573

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT230600115

WARRANTY DEED

KAYLA DODD
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 04-19-2025
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 19th day of July, 2023

Notary Public

MY COMMISSION EXPIRES: 4-19-25

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Connie DeFeo and Joseph DeFeo **8956 Old Charlotte Pike** **Pegram, TN 37143**	**SAME**	**112-00-0-110.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Keith Mellon and Sandra Skeba, as tenants in common with right of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Connie DeFeo and Joseph DeFeo, Wife and Husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING in the 9th Civil District of Davidson County, Tennessee, being shown as Lot 2 on the Plan of the C. H. Weil Property, not of record, and described according to a survey by Jack R. Underwood, dated November, 1966, as follows:

BEGINNING at an iron pin in the west margin of Old Charlotte Road, the common front corner of Lots 1 and 2; thence with the line between said lots, South 81 degrees West 325 feet to an iron pin; thence North 3 degrees 45 minutes East 489 feet to an iron pin; thence with the line between Lots 2 and 3, South 65 degrees East 382 feet to an iron pin in the margin of Old Charlotte Road; thence with the margin of the same, South 285 feet, more or less to the point of beginning, containing 3 acres, more or less.

BEING the same property conveyed to Keith Mellon and Sandra Skeba, as tenants in common with right of survivorship, by Warranty Deed from James M. Wilson, dated 7/19/2019 and recorded 7/23/2019 in Instrument No. 20190723-0071946, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **8956 Old Charlotte Pike, Pegram, TN 37143**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Witness our hands this 19th day of July, 2023.

Keith Mellon

Keith Mellon

Sandra Skeba by Keith Mellon attorney in fact

Sandra Skeba by Keith Mellon, Attorney in Fact

TATE OF ~~TENNESSEE~~ OHIO
COUNTY OF ~~DAVIDSON~~ Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keith Mellon the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of July, 2023.

Commission Expires: 1-14-28

Notary Public



RITCHIE GODSEY
Notary Public, State of Ohio
My Commission Expires
January 14, 2028

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF ~~DAVIDSON~~ Hamilton

On this the 19th day of July, 2023, before me personally appeared Keith Mellon to me known to be the person who executed the foregoing instrument in behalf of Sandra Skeba as her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Sandra Skeba

Witness my hand and official seal at Nashville, Tennessee, this the 19th day of July, 2023.

Commission Expires: 1-14-28

Notary Public



RITCHIE GODSEY
Notary Public, State of Ohio
My Commission Expires
January 14, 2028

Tennessee Certification of Electronic Document

I, Kayla Dodd, 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 7-19-23 (date of document).

Affiant Signature

7.21.23
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 21 day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12-19-26

NOTARY'S SEAL

BREANNA LAUX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY