This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21402-RR

Karen Johnson Davidson County
Batch# 1045665 DEEDWARR
09/01/2023 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,379.73
20230901-0068984

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-21402-RR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $372,900.00.

Affiant

Subscribed and sworn to before me, this the 25th day of August, 2023.

Notary Public
My Commission Expires: 6/23/26

LARRY MARTIN LUNA
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kathleen Angelone 2937 Nautilus Drive Nashville, TN 37217	CrossCountry Mortgage, LLC 2160 Superior Avenue Cleveland, OH 44114	136 15 0 047.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Gretchen Elizabeth Pelno and husband, Alan M. Pelno,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kathleen Angelone,** hereinafter called the Grantee(s), his/her/their heirs and assigns, 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. 22 on the plan of Section Two, Harbour Town Village, of record in Book 4675, Pages 146 and 147, Register's Office for said County.

Being the same property conveyed to Gretchen Elizabeth Pelno and husband, and Alan M. Pelno, by Warranty Deed from Donal G. Warren and wife, Lela Spencer Warren, of record in Instrument No. 20191107-0115012, in the Register's Office of Davidson County, Tennessee, dated November 05, 2019 and recorded on November 07, 2019.

This is improved property located at: **2937 Nautilus Drive, Nashville, TN 37217**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 24 day of August, 2023.

GRANTOR:

Gretchen Elizabeth Pelno

Gretchen Elizabeth Pelno

Alan M. Pelno

STATE OF Florida

COUNTY OF Pinellas

By means of
[✓] physical presence
or
[ ] online notarization

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gretchen Elizabeth Pelno and Alan M. Pelno, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of August, 2023.

Type of identification produced: TN DL

MARCELA CARLOS
Notary Public - State of Florida
Commission # GG 907462
My Comm. Expires Aug 26, 2023
Bonded through National Notary Assn.

Notary Public
My Commission expires: 8/26/2023

202309010068984

Certificate of Authenticity

I, LARRY LUNA, do hereby make oath that I am 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 8/24/23.

Affiant Signature

8/24/23
Date

State of Tennessee

County of DAVIDSON

Sworn to and subscribed before me this 24th day of AUGUST, 2023

Notary's Signature

My Commission Expires: 5-7-2024

Notary's Seal

