Karen Johnson Davidson County
Batch# 1054805 **DEEDWARR**
09/27/2023 02 30 00 PM 2 pgs
Fees $13 00 Taxes $2,084 95

20230927-0075936

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $563,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2023

Notary Public

MY COMMISSION EXPIRES 7/9/24
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Jacob Trunzo and Justus Trunzo	NFM, Inc dba NFM Lending	083-08-0-022 00
(NAME)	(NAME)	
1034 Mitchell Road	1190 Winterson Road Ste 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Lithicum, MD 21090	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Joseph E. Warren and Russell Daniel Warren**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jacob Trunzo and Justus Trunzo, husband and wife**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows

Land in Davidson County, Tennessee, being Lot No 35, on the PLAN OF ROSEWOOD HEIGHTS, SECTION II, of record in Plat Book 2133, Page 57, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description

Being the same property conveyed to Edward B Warren and wife, Myrmia J Warren by Warranty Deed dated 07/31/1958 from Daniel S Pfahl and wife, Ruth K. Pfahl of record in Book 2799, Page 79, Register's Office for Davidson County, Tennessee And further being the same property conveyed to Edward B Warren by Warranty Deed dated 08/28/1970 from Myrmia J Warren, an unmarried person, of record in Book 4443, Page 589, Register's Office for Davidson County, Tennessee Edward B Warren died on July 12, 1988 devising subject property to Nancy Miller Rodgers Warren as evidenced by the Last Will and Testament of Edward B Warren filed under Case No. 91481 in the Probate Court Clerk's Office for Davidson County, Tennessee, a copy of which is recorded in Instrument No 20180801-0075044, Register's Office for Davidson County, Tennessee Nancy Miller Rodgers Warren died on April 6, 2023 devising subject property to Joseph E Warren and Russell Daniel Warren as evidenced by the Last Will and Testament of Nancy R Warren filed under Case No 23P-1013 in the Probate Court Clerk's Office for Davidson County, Tennessee. Bobby R. Long was appointed Executor of the Estate of Nancy R Warren as evidenced by Order of Probate issued on June 8, 2023

This conveyance is subject to the following Matters shown on plat of record in Plat Book 2133, Page 57, Register's Office for Davidson County, Tennessee, Agreement for Dedication of Easement for Sanitary

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-RE-23-1084

Sewers and/or Storm Drainage of record in Book 3990, Page 643, Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record

unimproved ☐
This is improved ☒ 1034 Mitchell Road, Nashville, TN 37206
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

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

Effective the 22nd day of September, 2023

Joseph E. Warren
Joseph E Warren

Russell Daniel Warren
Russell Daniel Warren

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of Spetember, 2023, before me personally appeared Joseph E Warren and Russell Daniel Warren, 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 (or person's) free act and deed

Notary Public

My Commission Expires 8/10/25

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064