Warranty Deed

Karen Johnson Davidson County Batch# 1063639 DEEDWARR 10/23/2023 10:04:30 AM 3 pgs Fees: $18.00 Taxes: $1,572.50 20231023-0082749	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $429,000.00. Affiant Subscribed and sworn to before me, this the 3rd day of August, 2023. Notary Public My commission expires: 2.6.26

JUSTIN A. STITTSWO
Notary Public - Ariz
Maricopa Co. / #574
Expires 02/06/2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Katie Dowland Austin Brown	United Wholesale Mortgage, LLC	188-10-0C-126-00
513 Pleasant Street	585 South Boulevard E	
Nolensville, TN 37135	Pontiac, MI 48341	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BARBARA PETRONZIO, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATIE DOWLAND, A SINGLE WOMAN, AND AUSTIN BROWN, A SINGLE MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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. 126 on the Plan of Final Plat, Carothers Crossing, Phase 3, Section 1 of record in Plat at Instrument No. 20170523-0051054, 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 a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company by Warranty deed from WM SUB CC, LLC, a Tennessee limited liability company of record in Instrument No. 20171201-0122885 Register's Office for Davidson County, Tennessee, dated November 21, 2017 and recorded on December 1, 2017.

Being the same property conveyed to Joanne Marie Walker, an unmarried woman by Warranty deed from Regent Homes, LLC, a Tennesse Limited Liability Company of record in Instrument No. 20180827-0084727 Register's Office for Davidson County, Tennessee, dated August 24, 2018 and recorded on August 27, 2018.

Joanne Marie Walker having become deceased on or about February 10, 2020. Intestate administration in Docket 20P341 Davidson County Seventh Circuit Court: Affidavit of Heirship recorded in Instrument No. 20200417-0040616, said Register's Office.

Being the same property conveyed to Barbara Petronzio by Warranty Deed from Blaine Joseph Walker, Administrator of the Estate of Joanne Marie Walker, dated April 9, 2020 and recorded April 17, 2020 in Instrument No. 20200417-0040617, Register's Office of Davidson County, Tennessee.

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.

The address of the herein described property is believed to be 513 Pleasant Street, Nolensville, TN 37135, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of August, 2023.

Barbara Petronzio

STATE OF ARIZONA
COUNTY OF Maricopa

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

Witness my hand and seal this 3rd day of August, 2023.

Notary Public

My Commission Expires: 2.6.2024

JUSTIN A. STITTSWORTH
Notary Public - Arizona
Maricopa Co. / #574593
Expires 02/06/2024

Tennessee Certification of Electronic Document

I, Damien T Baldwin, 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 August 3, 2023.

Affiant Signature

Date: August 3, 2023

State of TENNESSEE

County of Davidson

Sworn to and subscribed before me this August 3, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/27/23

NOTARY'S SEAL

