Karen Johnson Davidson County
Batch# 1077002 DEEDWARR
11/30/2023 03:45:30 PM 5 pgs
Fees: $28.00 Taxes: $4,532.50
20231130-0092642

**WARRANTY DEED**

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $1,225,000.00

Affiant

Subscribed and sworn to before me
This 30th day of November, 2023.

Notary Public

My Commission Expires:

| Address New Owner as: | Tax Bill To: | Map / Parcel |
|---|---|---|
| **William D. Finn and Margaret Conner Finn 2508 Hemingway Drive Nashville, TN 37215** | **New Owner** | **130 15 0 074.00** |

**This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.**

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 sufficiency of all of which are hereby acknowledged, **James Kenneth Ferrelli, Mark Andrew Ferrelli, and Karen Gardi a/k/a Karen Elizabeth Ferrelli,** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **William D. Finn and Margaret Conner Finn, married** (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

**Being Lot No. 2 of Block "J" on the Plan of Tyne Meade, Section 3, as of record in Book 1424, Pages 12, 13, and 14, Register's Office for said County, described as follows:**

**Beginning on the northerly margin of Hemingway Drive, at the corner of Lots Nos. 1 and 2; thence with the line between said two lots, northwardly 220 feet to the northwest corner of Lot No. 1; thence westwardly 195 feet to the easterly margin of Wayland Drive; thence with said Wayland Drive, southwardly 200 feet to the beginning of a curve; thence around said curve, with a radius of 20 feet, in a southeasterly direction, 31.42 feet to the northerly margin of said Hemingway Drive; thence with the same, eastwardly 175 feet to the beginning.**

**Being the same property conveyed James Kenneth Ferrelli, Mark Andrew Ferrelli, and Karen Gardi, a/k/a Karen Elizabeth Ferrelli, as evidenced by Affidavits of Heirship, of record in Instrument No. 20231113-0087874, and Instrument No. 20231128-0091945, Register's Office of Davidson County, Tennessee.**

**This is improved real property commonly known as 2508 Hemmingway Drive, Nashville, TN 37215.**

This Conveyance is subject to the following:

1. Taxes for the year 2023 and subsequent years, being liens not yet due and payable.
2. Easement of record in Book 1489, Page 471, said Register's Office.
3. Subject to all matters of Plat Book 1424, Page 12, 13, & 14, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns, against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Warranty Deed to be executed this 30th day of November, 2023.

**Grantors:**

James Kenneth Ferrelli

**James Kenneth Ferrelli**

Mark Andrew Ferrelli

**Mark Andrew Ferrelli**

Karen Gardi a/k/a Karen Elizabeth Ferrelli by James Kenneth Ferrelli, her Attorney in Fact

**Karen Gardi a/k/a Karen Elizabeth Ferrelli by James Kenneth Ferrelli, her Attorney in Fact**

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 30th day of November, in the year 2023, before me the undersigned, personally appeared James Kenneth Ferrelli, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 30th day of November, 2023.

William Altus Pryor

Notary Public

My Commission Expires: _____

WILLIAM ALTUS PRYOR STATE OF TENNESSEE NOTARY PUBLIC HOUSTON COUNTY My Commission Expires 07-22-2026

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 30th day of November, in the year 2023, before me the undersigned, personally appeared Mark Andrew Ferrelli, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 30th day of November, 2023.

William Altus Pryor

Notary Public

My Commission Expires: _____

WILLIAM ALTUS PRYOR STATE OF TENNESSEE NOTARY PUBLIC HOUSTON COUNTY My Commission Expires 07-22-2026

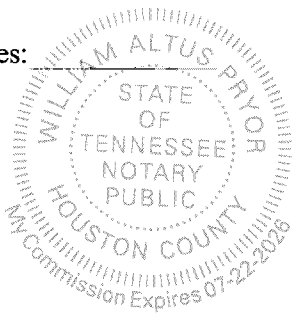
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **James Kenneth Ferrelli, Attorney in Fact for Karen Gardi a/k/a Karen Elizabeth Ferrelli,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Attorney in Fact for Karen Gardi a/k/a Karen Elizabeth Ferrelli**, and as such **Attorney in Fact,** acknowledged the he is authorized to execute the foregoing instrument on behalf of **Karen Gardi a/k/a Karen Elizabeth Ferrelli,** the within named bargainor, and that he as such **Attorney in Fact,** executed the foregoing instrument for the purpose therein contained, by signing the name **Karen Gardi a/k/a Karen Elizabeth Ferrelli by James Kenneth Ferrelli, her Attorney in Fact.**

WITNESS my hand and official seal or stamp, this 30th day of November, 2023.

Notary Public

My Commission Expires: _____



**Tennessee Certification of Electronic Document**

I, Samuel J. Blanton, 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 11/30/23 (date of document).

Samuel J. Blanton
Affiant Signature

11/30/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of November, 2023.

Erica Greene
Notary's Signature

MY COMMISSION EXPIRES: 3-6-24

NOTARY'S SEAL

