Karen Johnson Davidson County
Batch# 1078183 DEEDWARR
12/05/2023 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,057.20
20231205-0093643

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED FIFTY SIX THOUSAND AND 00/100 ($56,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1ST DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Haley Potts and Joshua Scheufler (NAME)	**Steadfast Mortgage** (NAME)	**103 02 0D 012.00**
5769 Maudina Avenue Nashville, TN 37209 (ADDRESS)	**2 Cadillac Drive Brentwood, TN 37027** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 1st day of December, 2023, the undersigned, **SALVATORE GALLETTI AND DIANA GALLETTI, HUSBAND AND WIFE,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **HALEY POTTS AND JOSHUA SCHEUFLER, WIFE AND HUSBAND** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **5769 MAUDINA AVENUE, NASHVILLE, TN 37209** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Westland Square Subdivision, of record in Instrument No. 20060425-0046951, revised in Instrument No. 20080305-0022004, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Salvatore Galletti and Diana Lynn Galletti, Husband and Wife, by Warranty Deed from Raymond M. Dearman, III and Victoria S. Dearman, Husband and Wife, of record in Instrument No. 20220304-0024946, in the Register's Office of Davidson County, Tennessee, dated February 23, 2022, and recorded on March 04, 2022.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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.

IN WITNESS WHEREOF, this instrument has been executed this 1st day of December, 2023.

GRANTOR: Salvatore Galletti
By: Antonette Netterville, his attorney-in-fact

Salvatore Galletti by Antonette Netterville, his attorney-in-fact.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Antonette Netterville** with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Power of Attorney for **Salvatore Galletti**, of record in the Davidson County Register of Deeds as Instrument and/or Book / Page Number 202312050093642, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of Salvatore Galletti the within named Grantor, an Individual residing in the state of CA, and that they in such capacity as Authorized Power of Attorney executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Grantor as Authorized Power of Attorney.

WITNESS my hand, at office, on this 1st day of December, 2023.

MADELYN N REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/06/2024 DAVIDSON COUNTY

Notary Public

My Commission Expires

GRANTOR: Diana Galletti
By: Antonette Netterville, her attorney-in-fact

Diana Galletti by Antonette Netterville, her attorney-in-fact.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Antonette Netterville** with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Power of Attorney for **Diana Galletti**, of record in the Davidson County Register of Deeds as Instrument and/or Book / Page Number 202312050093641, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of Salvatore Galletti the within named Grantor, an Individual residing in the state of CA, and that they in such capacity as Authorized Power of Attorney executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Grantor as Authorized Power of Attorney.

WITNESS my hand, at office, on this 1st day of December, 2023.

MADELYN N REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/06/2024 DAVIDSON COUNTY

Notary Public

My Commission Expires

True Copy Certification

I, **Tammy Carney,** 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 this the 1st day of December, 2023.

Affiant Signature
Date 12-1-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of December, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027