Karen Johnson Davidson County
Batch# 1097824 DEEDWARR
02/05/2024 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,709.40
20240205-0008007

WARRANTY DEED

JAMIE DOWLEN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $462,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 02/02/2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/13/2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-4807

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Alfredo Enrique Pernas		075-11-0A-049.00-CO
1244 Andrew Donelson Drive		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Kristi Cara Albergo, and Nicholas Albergo, wife and husband

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alfredo Pernas, a single man

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:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Phase Two, Heritage Meadows of record in Plat Book 9700, Page 525, 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 the same property conveyed to Kristi Cara Albergo and Nicholas Albergo, wife and husband by Warranty Deed from Donald Peszynski, a single man of record in Instrument No. 20200710-0075191 Register's Office for Davidson County, Tennessee, dated June 16, 2020 and recorded on July 10, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1244 Andrew Donelson Drive Hermitage, TN 37076

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on February 2, 2024

Kristi Cara Albergo

Nicholas Albergo

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Kristi Cara Albergo and Nicholas Albergo, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this February 2, 2024.

Notary Public

My Commission Expires: 8/8/2027

File #: 2023-4807

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Saedra Byard, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for refistration herewith and that the electronic document is a true and exact copy of the original document executed and authenticated according to law on February 2, 2024 (date of document).

Affiant Signature

2/2/24

Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 2 day of February, 2024.

Notary Signature

My Commission Expires: 8-13-25
Notary Seal

