Karen Johnson Davidson County
Batch# 1099894 DEEDWARR
02/09/2024 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $14,781.50
20240209-0009339

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,995,000.00

Affiant

Subscribed and sworn to before me, this the 8th day of February, 2024.

Notary Public

My commission expires: 7/6/2026

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:
4510 Yancey Drive Revocable Trust, dated February 1, 2024	New Owner(s)	130-16-0-053.00
4510 YANCEY DRIVE	4510 YANCEY DRIVE	
NASHVILLE, TN 37215	NASHVILLE, TN 37215	

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, **JUSTIN PURPERO AND ROBYN PURPERO, TRUSTEES OF THE JUSTIN AND ROBYN PURPERO FAMILY TRUST, DATED MARCH 26, 2015**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **4510 YANCEY DRIVE REVOCABLE TRUST, DATED FEBRUARY 1, 2024**, 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. 10 on the Plan of Yancey Subdivision of record in Plat Book 2330, Page 18, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 223 feet on the Easterly side of Yancey Drive and extends back 189.5 feet on the Northerly line and 201 feet on the Southerly line to a dead line measuring 223.3 feet thereon.

Being the same property conveyed to Carolyn Tregarthen and Robert Vercoe, wife and husband by Warranty Deed from HR Properties of Tennessee, a Tennessee general partnership of record in Instrument Number 20210510-0062637, in the Register's Office for Davidson County, Tennessee, dated May 07, 2021 and recorded on May 10, 2021.

Being the same property conveyed to Justin Purpero and Robyn Purpero, Trustees of the Justin and Robyn Purpero Family Trust dated March 26, 2015 by Warranty Deed from Carolyn Tregarthen and Robert Vercoe, wife and husband of record in Instrument Number 20230509-0034412, in the Register's Office for Davidson County, Tennessee, dated April 21, 2023 and recorded on May 09, 2023.

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 4510 Yancey Drive, Nashville, TN 37215, 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 8th day of February, 2024.

The Justin and Robyn Purpero Family Trust, dated March 26, 2015

By: _____
Justin Purpero, Trustee

By: R. Purpero
Robyn Purpero, Trustee

STATE OF CALIFORNIA
COUNTY OF _____

See attached certificate

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Justin Purpero and Robyn Purpero, Trustees of The Justin and Robyn Purpero Family Trust, dated March 26, 2015, 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 8th day of February, 2024.

_____
Notary Public

My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On February 8, 2024 before me, Josh Stittsworth, notary public
(insert name and title of the officer)

personally appeared Justin Purpero and Robyn Purpero,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

JOSH STITTSWORTH
Notary Public - California
Orange County
Commission # 2361614
My Comm. Expires Jul 14, 2025

Certificate of Authenticity

I, Adde Dilworth, 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 February 8, 2024.

Date

Affiant Signature

February 8, 2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 day of February, 20 24.

Notary's Signature

My Commission Expires: 05-05-2025
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025