NEW OWNER:
Cole Fergus
4420 Frost Street
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:
TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 24-116

MAP & PARCEL
062-02-0B-016-00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1107233 DEEDWARR
03/04/2024 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240304-0014797

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS ($450,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Tatiana Giordano and Joshua David Abell, as joint tenants with right of survivorship** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Cole Fergus, a single man** ("Grantees"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, being Lot No. 80 on the Plan of Abbington Park, Phase One, Section One, of record in Instrument Number 20030328-0041019, as amended in Instrument Number 20060504-0052203, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Tatiana Giordano and Joshua David Abell, as joint tenants with right of survivorship by Warranty Deed from James E. Summar, Jr., an unmarried man, and Daniela Summar, an unmarried woman of record as Instrument No. 20200311-0027181 in the Register's Office for Davidson County, Tennessee, dated March 10, 2020 and recorded on March 11, 2020.

Being also known as 4420 Frost Street, Nashville, TN 37214

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, his heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given ~~with deed~~. MARCH 29, 2024. JA

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 29th day of February, 2024.

JOSHUA DAVID ABELL

TATIANA GIORDANO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Joshua David Abell and Tatiana Giordano**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of February, 2024.

NOTARY PUBLIC

My commission expires: 5-21-25

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 450,000.00.

AFFIANT

Sworn to and subscribed to before me this 29 day of February, 2024.

NOTARY PUBLIC

My commission expires: 4/3/24

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, J. Trent Lehman, 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 2/29/24 (date of document).

Affiant Signature

3/1/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 9/21/25

Notary's Seal (if on paper)

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY