Karen Johnson Davidson County
Batch# 1107688 DEEDWARR
03/06/2024 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,454.10
20240306-0015505

WARRANTY DEED

MICHELLE MARTIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File No. AT-24-6091

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $393,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2024

Notary Public

MY COMMISSION EXPIRES: 9.21.26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam James Kane and Maura Rose Zaccaria	Newowner	
(NAME)	(NAME)	
4414 Old Hickory Boulevard		075-01-0-003.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Pinnacle Stone Enterprises Inc., a Tennessee Corporation,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam James Kane and Maura Rose Zaccaria**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described real estate in Davidson County, Tennessee: Being Lot No. 3 in Block No. 1 on the Plan of W.A. Bryan's Subdivision of the Berry Tract at Berryville, Tennessee, a Plan of Which is of Record in Book 421, Page 117, of the Register's Office for said County.

Said Lots No. 1, 2 And 3 of Block No. 1 Front 172 feet on the East Side Of Hadley Road, and run back Eastwardly along the North Margin of Hadley Road, 152 feet, said Line Being the Southerly line of Lot No. 1, and the Northerly Line of said Lots Runs Back Eastwardly 207 Feet, said line being the Northerly line of Lot No. 3 to the Right of Way of the N.C. & St. L. Railroad measuring 234 feet thereon.

Being a portion of the same property conveyed to Pinnacle Stone Enterprises Inc., a Corporation by Warranty Deed from Phillip William Charles Clark and Jennifer Nicole Clark dated June 01, 2021 and recorded on June 08, 2021, recorded in Instrument No. 20210608-0076428, Register's Office for Davidson County, Tennessee. Deed of Correction dated February 12, 2024 and recorded February 13, 2024 as Instrument no. 20240213-0009923, Register of Deeds Office for Davidson County, Tennessee.

This is property more commonly known as 4414 Old Hickory Boulevard, Old Hickory, TN 37138.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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, their heirs and assigns forever; and we do covenant with 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 is 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/our hand this 28th day of February, 2024.

Pinnacle Stone Enterprises Inc., a Tennessee Corporation

By: _____
Jhon Pulecio, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Jhon Pulecio, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the President of Pinnacle Stone Enterprises Inc., the within named bargainor, a Tennessee corporation, and that he/she as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the [limited liability company] OR [corporation] by himself/herself as President.

Witness my hand this 28th day of February, 2024.

_____
NOTARY PUBLIC

My commission expires: 7/6/2026

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 2-28-24.

Affiant Signature

3-6-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY