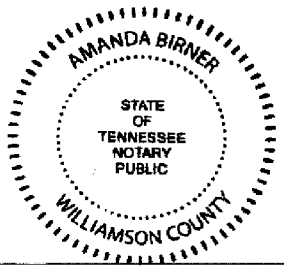
Karen Johnson Davidson County
Batch# 1108874 DEEDWARR
03/08/2024 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $2,830.13
20240308-0016116



STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $764,900.00.

Affiant

Sworn to and subscribed before me this 7th day of March, 2024.

Notary Public
My Commission Expires: 2/28/25

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Sean Pomario	6661 Christiansted Lane	Owner	
6661 Christiansted Lane			172-10-0B-014.00-CO
Nashville, TN 37211	Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Nancy Piper, as trustee of The Nancy Piper Living Trust dated February 02, 2009,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Sean Pomario, an unmarried man,** (Grantee), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land located in Davidson County, Tennessee and being known and designated as all of Lot No. 14 on the Plan of Cluster Lot Development Christiansted Valley Phase 1, Revision 1 of record in Instrument No. 200002150015149 and Instrument No. 200002150015150 and Revised in Instrument No. 20010209-0012852, in the Register's Office for Davidson County, Tennessee, to which plats specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to James J. Paulus and wife, Kimberly H. Paulus by Warranty Deed from Paul Wendel, a single man, and Ann Baud, a single woman of record in Instrument No. 20150526-0047842 Register's Office for Davidson County, Tennessee, dated May 20, 2015 and recorded on May 26, 2015.

Being the same property conveyed to Nancy Piper, as trustee of The Nancy Piper Living Trust dated February 02, 2009 by Warranty Deed from James J. Paulus and wife, Kimberly H. Paulus of record in Instrument No. 20220615-0068426 Register's Office for Davidson County, Tennessee, dated June 07, 2022 and recorded on June 15, 2022.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors and assigns, forever.

And Grantor covenants with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2024, a lien not yet due and payable.
Subject to all matters shown on the Plan of record as Instrument Number 20000215-0015149 and Instrument No. 20000215-0015150 and revised in Instrument

No. 20010209-0012852, Register's Office of Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 19991221-0305559, amended in Instrument No. 20000728-0074515, Instrument No. 20070206-0015266 and Instrument No. 20170602-0055138, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Charter of record in Instrument Number 19991221-9195560 and amended in Instrument No. 19991221-9195561, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 11628, Page 8, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

And Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 6th day of March, 2024.

Nancy Piper, as trustee of The Nancy Piper Living Trust dated February 02, 2009 Trustee

STATE OF Fl.)
COUNTY OF Osceola)

Personally appeared before me, Miriam Medina, the undersigned, a Notary Public, in and for said State and County, **Nancy Piper, as trustee of The Nancy Piper Living Trust dated February 02, 2009,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at St. Cloud, Florida, this the 6th day of March, 2024.

M. Medina
NOTARY PUBLIC
My Commission Expires: 5-3-2024

MIRIAM MEDINA
Notary Public - State of Florida
Commission # GG 974664
My Comm. Expires May 3, 2024
Bonded through National Notary Assn.

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 3/6/24 (date of document).

Michelle W. Kendig
Affiant Signature

3/7/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7th day of March, 2024.

Brad Krivensky
Notary's Signature

MY COMMISSION EXPIRES: 6-27-25

NOTARY'S SEAL

