This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Wilson

Actual consideration or value, whichever is greater is $494,909.00.

Affiant

Subscribed and sworn before me this the 4th day of March, 2024.

Notary Public
My commission expires: 7/16/2024

LESSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Karen Johnson Davidson County
Batch# 1109578 DEEDWARR
03/11/2024 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.16
20240311-0016717

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
and Eric Levinson and Miranda Wrather-Berlin 4150 Alva Lane Nolensville, TN 37135	Andrews Federal Credit Union 5711 Allentown Rd Suitland, MD 20746	187-09-0A 177.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, EMILY LUCIANNO AND JOHN LUCIANNO,WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ERIC LEVINSON AND MIRANDA WRATHER-BERLIN, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 177, on the plan of Phase Five, Section One, Burkitt Village, recorded in Instrument Number 20150210-0012343, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Emily Lucianno and John Lucianno, wife and husband, by deed dated 12/22/2021, from Marne Butler, widow, of record in Instrument No. 20211230-0171655, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4150 Alva Lane, Nolensville, TN 37135.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 4th day of March, 2024.

Emily Lucianno

John Lucianno

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Emily Lucianno and John Lucianno, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of March, 2024.

My commission expires: 6/14/2026

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 3-4-24.

Kim Rogers
Affiant
Date: 3-4 24

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 4 day of March, 2024

Liz Davis
Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY