Karen Johnson Davidson County
Batch# 1109603 DEEDWARR
03/11/2024 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $2,747.25
20240311-0016747

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

File #24-TC-1440-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $742,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Saverio S. DeLuca and Jennifer O. DeLuca, Trustees of Saverio and Jennifer DeLuca Living Trust dated April 3, 2014	**NEW OWNER**	
(NAME)	(NAME)	**105 05 0 525.00**
757 Highbridge Lane		
(ADDRESS)	(ADDRESS)	
Danville, CA 94526		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHEN ROBERT WELLS, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAVERIO S. DELUCA AND JENNIFER O. DELUCA, TRUSTEES OF SAVERIO AND JENNIFER DELUCA LIVING TRUST DATED APRIL 3, 2014** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1, on the Plan of the Re-subdivision of Section Fifty-Eight, Edgehill Estates, of record in Plat Book 4660, page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Stephen Robert Wells, an unmarried person, by Warranty Deed from Robbie Patterson Jones and husband Howard Jones, of record in Instrument No. 20030603-0075130, in the Register's Office of Davidson County, Tennessee, dated May 30, 2003 and recorded on June 03, 2003.

This conveyance is subject to:
* 2024 Taxes, a lien not yet due and payable.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Stephen Robert Wells, an unmarried person, as recorded in Plat Book 4660, Page(s) 40.
* Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 4698, Page 249 and Book 4220, Page 723, amended in Book 6236, Page 263.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1440 15th Avenue South, Nashville, TN 37212**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 11th day of March, 2024.

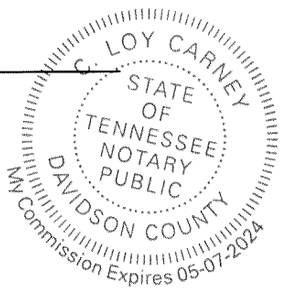
Stephen Robert Wells

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of March, 2024, before me personally appeared Stephen Robert Wells, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of March, 2024.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Tonya Cherry,** 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 this the 11 day of March, 2024.

Affiant Signature
Date 3-11-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 11 day of March, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024