Karen Johnson Davidson County
Batch# 1111592 DEEDWARR
03/15/2024 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20240315-0018186

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TENNESSEE
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $500,000.00

Affiant Signature

Subscribed and sworn to before me on this the 14th day of March, 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

NAME AND ADDRESS OF PROPERTY OWNER:
Corey Evak
839 Bloomdale Trace
Hermitage, TN 37076

SEND TAX BILLS TO:
Corey Evak
839 Bloomdale Trace
Hermitage, TN 37076

MAP AND PARCEL NUMBER: Tax ID #: 086120C04000CO

WARRANTY DEED

24NT00093

Effective the 13 Day of MAY, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Hannah Mazzaferro and Anthony Mazzaferro, wife and husband

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Corey Evak, a single man

Hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **DAVIDSON,** Tennessee, described as follows, to wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 40, Section Five, Tulip Grove Pointe, as shown on the plat of the same of record in Instrument No. 20180518-0047996, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Hannah Mazzaferro and Anthony Mazzaferro, wife and husband from Wrights, LLC, a Tennessee limited liability company, by Warranty Deed dated 10/25/2021 and recorded 11/12/2021 in Instrument No. 20211112-0150624, Register's office of said County.

Being the same property conveyed unto WRIGHT FARMS, L.L.C., a Tennessee limited liability company by Special Warranty Deed from Prime Developers, a Tennessee limited liability

company, dated August 31, 2020 and recorded September 01, 2020, and of record in Instrument No. 20200901-0099185, Register's Office for DAVIDSON County, Tennessee.

This is an improved property commonly known as: 839 Bloomdale Trce, Hermitage, TN 37076-1622

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, his heirs and assigns, forever. We do covenant with said GRANTEE 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, his heirs and assigns, against all 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 our hands this the 13 day of MAR, 2024.

Hannah Mazzaferro

Anthony Mazzaferro

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Hannah Mazzaferro and Anthony Mazzaferro,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 3/3/2025

DELANA R. STEVENS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **March 13, 2024**.

Date

Affiant Signature

March 15, 2024

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **15** day of **March**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025

Date

Notary's Seal (if on paper)