Karen Johnson Davidson County
Batch# 1121760 DEEDWARR
04/11/2024 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20240411-0025884

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-985

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ DeKalb

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Lori M. Easterwood
Affiant

KATHERINE ANN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of April, 2024

Katherine Ann Harris
Notary Public

Commission Expires: 10/3/2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Liliana Carletto 1409 Laurel Oak Drive Antioch, TN 37013	Same	164-12-0-020.00

WARRANTY DEED

FOR AND IN 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,

Gina Odner, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Liliana Carletto, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 20 on the 2nd Revision to the Final Plat of Meadow Woods, Phase I, of record in Plat Book 9700 Page 570, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete described of said lot.

Being the same property conveyed by Special Warranty Deed from Tennessee Housing Development Agency into Gina Odner, an unmarried person, dated June 5, 2012, filed for record on June 7, 2012, and recorded in Instrument No. 20120607-0049687.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1409 Laurel Oak Drive, Antioch, TN 37013

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 so 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.

Dated this the 9thth day of April, 2024.

Gina Odner

STATE OF INDIANA
COUNTY OF HAMILTON

On this 9th day of April, 2024, before me personally appeared Gina Odner, to me known to be GEP IN DL 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 9th day of April, 2024.

Notary Signature
My commission expires: 02-24-2029

GARY ELLIS PALMER
Notary Public - Seal
Hamilton County - State of Indiana
Commission Number NP0731951
My Commission Expires Feb 24, 2029

Certificate of Authenticity

I, Katie Harris, 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 4/11/2024.

Date

Katie Harris

Affiant Signature

4/11/2024

Date

State of Tennessee

County of DeKalb

Sworn to and subscribed before me this 11 day of April, 20 24.

Loni M. Easterwood

Notary's Signature

My Commission Expires: 6/26/2024

Notary's Seal (if on paper)

