Karen Johnson Davidson County
Batch# 1121789 DEEDWARR
04/11/2024 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,661.30
20240411-0025917

WARRANTY DEED

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 9.21.2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
1524 Williams Dr. Suite 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul Faronbi	NEW OWNER	050-02-0A-167.00
(NAME)	(NAME)	
2725 Huntmere Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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 considerations, the receipt of which is hereby acknowledged, I/we **Debora Gornicki, an unmarried woman** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Paul Faronbi and Jabria Beninato, husband and wife,** hereinafter called the GRANTEE(S), his/her/their assigns, a ce,rtain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 167 on the Final Plat, Belle Arbor PUD, Phase 6 (Formerly known as Victory Village PUD), of record in Instrument No. 20210518-0066771, having been corrected by Surveyors Certificate of Correction of record in Instrument No. 20210819-0112378, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to NVR, Inc., a Virginia corporation T/A Ryan Homes by Special Warranty Deed from Eatherly/Ring joint Venture, a Tennessee joint venture, dated 12/30/2021, of record in Instrument No. 20211230-0171643, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Debora Gornicki, unmarried woman by Special Warranty Deed from NVR, Inc., a Virginia corporation T/A Ryan Homes, dated 04/18/2022, of record in Instrument No. 20220419-0044913, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2725 Huntmere Lane, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

NotaryCam Doc ID: d2f5d28f-aa60-4287-8e1b-49c985d2075e

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), his/her/their 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), his/her/their 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.

Effective the 9th day of April, 2024.

Debora Gornicki

Debora Gornicki

State of Ohio
County of Summit

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Debora Gornicki, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of April, 2024.

Notary Public:
My Commission Expires: 3/24/2028

NOTARY PUBLIC STATE OF OHIO

TRESSA SPEIGHT
Notary Public
State of Ohio
My Comm. Expires
March 24, 2028

Completed via Remote Online Notarization using 2 way Audio/Video technology.

RETURN TO:
Stewart Title Company Tennessee Division
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

NotaryCam Doc ID: d2f5d28f-aa60-4287-8e1b-49c985d2075e

True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 of document).

Affiant Signature

4.11.2024
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 11th day of April, 2024.

Notary's Signature

My Commission Expires: 1/19/2025

