WARRANTY DEED

Karen Johnson Davidson County
Batch# 1122721 DEEDWARR
04/15/2024 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20240415-0026559

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Stewart Title - Homeland Division,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST24-030234

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jon Young and Laura Young	New owner	
(NAME)	(NAME)	
529 Westboro Drive		090-16-0-297.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED TEN THOUSAND AND NO/100 DOLLARS ($510,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, NICHOLAS WILLIAM PARADOSSI, A MARRIED MAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JON MIKEL YOUNG AND LAURA YOUNG, MARRIED TO EACH OTHER, 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. 68 on the Plan of Westboro Subdivision, Section 2, of record in Plat Book 1424, Page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nicholas William Paradossi, unmarried by Warranty Deed from Kenneth Sheesley, an unmarried man, dated 07/31/2018, of record in Instrument No. 20180801-0075070, Register's Office for Davidson County, Tennessee.

Erin K. Paradossi joins in this conveyance to convey any marital interest in the said property, if any.

THIS CONVEYANCE IS MADE 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) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 529 Westboro Drive, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my/our hand(s) this the 11th day of April, 2024

Nicholas William Paradossi

Erin K. Paradossi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Nicholas William Paradossi and Erin K. Paradossi, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of April, 2024.

Notary Public

My Commission Expires: 9-21-27

(SEAL)

JON PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 4/11/24 (date of document)

Regina Sullo

Affiant Signature

April 15, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 15th day of April, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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