Karen Johnson Davidson County
Batch# 1123283 DEEDWARR
04/16/2024 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,909.20
20240416-0027035

STATE OF ~~WASHINGTON~~ Tennessee SM
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $516,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH23-06944

Address of New Owner:	Send Tax Bills to:	Tax Information:
Richard Anthony Ficarelli and Nicole Wacenske 912 Percy Warner Blvd Nashville, TN 37205	NEW OWNER	129 15 0 042.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Phyllis R. Sutton, a single woman**, hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to **Richard Anthony Ficarelli and Nicole Rae Wacenske, husband and wife,** hereinafter called the Grantees, their successors 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. 101 on the Plan of Warner Park Valley Estates, Section 1, of record in Plat Book 3600, Page 14, Register's Office for said County.

Said Lot No. 101 fronts 100 feet on the Easterly margin of Percy Warner Boulevard and extends back between parallel lines 150 feet to the L&N Railroad right-of-way line, measuring 100 feet thereon.

Being the same property conveyed to Phyllis R. Sutton, unmarried, by Warranty Deed from Laurence Loveman Cypress and wife, Valerie Winthers Cypress, of record in Instrument No. 20130114-0004147, in the Register's Office of Davidson County, Tennessee, dated January 07, 2013 and recorded on January 14, 2013.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 912 Percy Warner Blvd, Nashville, TN 37205

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 11th day of April, 2024

Phyllis R. Sutton

STATE OF Washington

COUNTY OF King

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Phyllis R. Sutton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Seattle, ~~Tennessee~~ WA, this 11th day of April, 2024.

Tatyana N Ulyanchuk

Notary Public

My Commission Expires: 03/27/2027

TATYANA N ULYANCHUK
Notary Public
State of Washington
Commission # 206043
My Comm. Expires Mar 27, 2027

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Christi Johnston *(custodian's name)*, 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)*.

Custodian's Signature

4/16/24
date

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 16th day of April, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024