Prepared & Record and Return To:
Chapman and McDonald Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

**Prepared By & Return To:**
Tennessee Title Services LLC-Brentwo
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-185

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of April, 2024

Notary Public

Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SEAN-YILMAZ MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson Davidson County
Batch # 1123846 DEEDWARR
04/17/2024 10:19:46 AM 2 pgs
Fees: $13.00 Taxes: $4,532.50
20240417-0027371

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Joseph Magliocca<br>6504 Pennywell Drive<br>Nashville, TN 37205 | New Owner | 115-06-0-028.00 |

# 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,

**Matthew P. Improta and Courtney T. McLaren Improta, husband and wife**

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

**Joseph Magliocca, a married man,**

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. 42 on the Plan of Section Seven, West Meade Hills of record in Plat Book 3500, Page 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 42 fronts 130 feet on the Northwesterly side of Pennywell Drive, and extends back 409.70 feet on the Northeasterly line, which is a broken line and 333.3 feet on the Southwesterly line, to a dead line in the rear on which it measures 52.5 feet.

Being the same property conveyed to Matthew P. Improta and Courtney T. McLaren Improta, husband and wife by Warranty Deed from Ulla J. Albridge, a widow who has not remarried of record in Instrument No. 20200908-0101987 Register's Office for Davidson County, Tennessee, dated September 04, 2020 and recorded on September 08, 2020.

The said Royal G. Albridge, Jr is deceased.

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: 6504 Pennywell Drive, 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 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 15th day of April, 2024.

Matthew P. Improta

Courtney T. McLaren Improta

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of April, 2024, before me personally appeared Matt P. Improta and Courtney T. McLaren Improta, to me known to be 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 15th day of April, 2024.

Notary Signature
My commission expires: 5 10 27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON