Karen Johnson Davidson County
Batch# 1130187 DEEDWARR
05/02/2024 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $678.95
20240502-0032358

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES: 9-7-2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wanda Williams	New Owners	
(NAME)	(NAME)	042110A03600CO
3804B Abbott Martin Rd		
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Kasey Elaine Zecca and Dylan Ferraro, a married couple**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wanda Williams,** HEREINAFTER CALLED THE GRANTEE, HER 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 condominium Unit No. 1036 in a Horizontal Property Regime which is located on the Plat of Section I, Heritage Village Condominium, of record in Book 4675, Page 46, Register's Office for Davidson County Tennessee, to which plat is hereby referenced for a complete description.

Being the same property conveyed to Kasey Elaine Zecca, a single woman, by virtue of that certain Warranty Deed dated August 28, 2018, and being of record at Instrument No. 20180831-0086464 in the Register's Office of Davidson County, Tennessee. *Kacey Elaine Zecca is now married to Dylan Ferraro. Dylan Ferraro joins in this conveyance to transfer any marital rights he may have in said property.*

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1036 Heritage Dr. Madison, TN 37115
(House Number) (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 hand this 30th day of April, 2024.

Kasey Elaine Zecca

Kasey Elaine Zecca

Dylan Ferraro

Dylan Ferraro

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Kasey Elaine Zecca and Dylan Ferraro,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of April, 2024.

Matt Deckard

Notary Public

My Commission Expires: 05/16/2027

Notarized online using audio-video communication



Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, Holly A. Mason, 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 April 30 2024.

Affiant Signature

5/1/24
Date

State of Tennesseee
County of Davidson

Sworn to and subscribed before me this 1 day of ~~April~~ May, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026