Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

Karen Johnson
Batch # 1136541
05/20/2024 09:35:20 AM
Fees: $13.00 Taxes: $1,609.50

Davidson County
DEEDWARR
2 pgs

20240520-0037074

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $435,000.00

Affiant

Subscribed and sworn to before me, this 16th day of May 2024.

Notary Public
My commission expires: 6/22/24

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Johnny Kommavongsa **Melinda Gilbert Kommavongsa**	First Community Mortgage	**13611003300**
3608 Stonewood Ct	262 Robert Rose Drive	
Nashville, TN 37217	Murfreesboro, TN 37129	

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 ACKNOWLEDGE, WE,

Baldacchino Construction, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Johnny Kommavongsa and Melinda Gilbert Kommavongsa, husband and wife

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. 375, Priest Lake Park, Section 6, of record in Book 5050, Pages 21 & 22, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Baldacchino Construction, Inc., by Warranty Deed from Christine Gill, dated February 16, 2024, of record in Instrument No. 20240221-0011820, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 3608 Stonewood Ct, Nashville, TN 37217.

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 in 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.

_____ Date: 5/16/24
Baldacchino Construction, Inc. by Joseph Baldacchino, sole director

ANGELA GRACE VINCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Baldacchino Construction, Inc., the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of May, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 11-17-24