Karen Johnson
Batch # 1140866
05/30/2024 09:57:43 AM
Fees: $13.00 Taxes: $1,813.00
Davidson County
DEEDWARR
2 pgs
20240530-0040026

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

JEROLYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
Nov. 3, 2025

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $490,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of May, 2024.

Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Brittany DeMarco and Michael DeMarco		182-01-0A-059.00-CO
1005 Morning Court	New Owner	
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Gina E. Sforza and Paula E. Ross, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Brittany DeMarco and Michael DeMarco, wife and husband

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Phase One, Section Two, Sunset Hills, RS-10 Subdivision Cluster Lot Option,a Planned unit developmet of record in Plat at Instrument No. 20071220-0146323, 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 Gina E. Sforza and Paula E. Ross, married by Warranty Deed from Gary A. Trestain and Margaret Ann Trestain, husband and wife of record in Instrument No. 20220331-0037499 Register's Office for Davidson County, Tennessee, dated March 23, 2022 and recorded on March 31, 2022.

This is improved property known as **1005 Morning Court, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 29th day of May, 2024.

Gina E. Sforza

Paula E. Ross

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Gina E. Sforza and Paula E. Ross, the bargainor(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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 29th day of May, 2024.

Notary Public
My Commission Expires: 4/23/2025

Crystal Johnson
State of Tennessee Notary Public
Sumner County

LTC File No. 24-000445-626