WARRANTY DEED

Karen Johnson
Batch # 1143776
06/05/2024 02:46:57 PM
Fees: $23.00 Taxes: $1,480.00

Davidson County
DEEDWARR
4 pgs

20240605-0042170

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

STATE OF TENNESSEE (d) DAVIDSON
COUNTY OF ~~WILLIAMSON~~
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $400,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF MAY, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/9/24

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3161LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Derek C. Cressman and Abigail D. Cressman	Churchill Mortgage Corp	161-10-0A-136.00-CO
5332 Hunters Ridge	1749 Mallory Lane #100	
Nashville, TN 37211-6241	Brentwood, TN 37027	

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, WE, **ESTATE OF ANTONIO LAIOLO BY BRYN EVANS EXECUTOR** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEREK C. CRESSMAN AND ABIGAIL D. CRESSMAN** 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. 112 on the Plan of Phase Two, Villages of Brentwood of record in Plat Book 6250, Page 169, 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 Antonio Laiolo*, by Warranty Deed from Daniel T. Deffenbaugh and Phoebe Deffenbaugh, husband and wife, dated December 20, 2021, and recorded January 11, 2022, and filed for record in Instrument No. 20220111-0003479, in the Register's Office for Davidson County, Tennessee.

Antonio Laiolo* having since passed away and his will is currently being probated in the Probate Court for Davidson County, Tennessee, at Nashville, 7th Circuit Court, Case No. 24P330.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records;

(b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1. All matters as shown on the plat recorded in Plat Book 6250, Page 169, of the Public Records of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, and Bylaws recorded in Book 6143, Page 11, Book 6398, Page 495, and Book 6852, Page 497, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons. Easement recorded in Official Records Book 6897, Page 120, of the Public Records of Davidson County, Tennessee.

This is Improved property known as 5332 Hunters Ridge, Nashville, TN 37211-6241

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 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-P-24-5332

Witness my hand on the 29th day of May, 2024.

Estate of Antonio Laiolo By Bryn Evans Executor

Bryn Evans

Cara Laiolo Becker

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ESTATE OF ANTONIO LAIOLO BY BRYN EVANS, EXECUTOR, AND BRYN EVANS INDIVIDUALLY, the within named grantors, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

_ "Personally appeared" shall mean: Personally appeared by audio-video communication

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

Notary Public

My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State Cara Laiolo Becker, the within named grantors, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

☐"Personally appeared" shall mean: Personally appeared by audio-video communication

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

Notary Public

My Commission Expires: _____

Witness my hand on the 29th day of May, 2024.

Estate of Antonio Laiolo By Bryn Evans Executor

Bryn Evans

Cara Laiolo Becker

Cara Laiolo Becker

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ESTATE OF ANTONIO LAIOLO BY BRYN EVANS, EXECUTOR, AND BRYN EVANS INDIVIDUALLY, the within named grantors, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

_ "Personally appeared" shall mean: Personally appeared by audio-video communication

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

Notary Public My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Hickman

Personally appeared before me, a Notary Public of said County and State Cara Laiolo Becker, the within named grantors, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

☑ "Personally appeared" shall mean: Personally appeared by audio-video communication

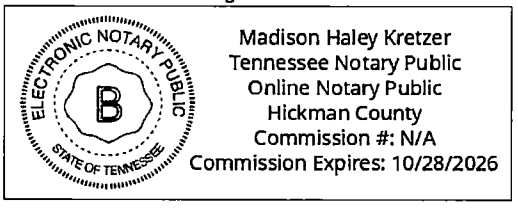
Witness my hand and official seal at Bon Aqua, Tennessee, this 29th day of May, 2024.

Madison Haley Kretzer

Notary Public

My Commission Expires: 10/28/2026

Notarized online using audio-video communication



Certificate of Authenticity

I, JOHN GLEAVES 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 05/29/2024.

Date

Affiant Signature

JUNE 5, 2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 5TH day of JUNE, 2024.

Notary's Signature

My Commission Expires: 07/09/2024

Notary's Seal (if on paper)

