**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 1144000 DEEDWARR
06/06/2024 11:56:30 AM 4 pgs
Fees: $23.00 Taxes: $1,757.50
20240606-0042485

File No. AP-24-6658

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2024

Notary Public

MY COMMISSION EXPIRES: 7/15/26
(AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Daniela De Jesus Gaviria Sole | New Owner | |
| (NAME) | (NAME) | 119-16-0-058-00 |
| 1038 Drummond Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (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, I/we, **Marissa L. Gregori and Shelby R. Gregori, formerly known as Shelby R. Pickett, a married couple**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniela De Jesus Gaviria Sole, an unmarried woman** HEREINAFTER CALLED THE GRANTEE, 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. 1 on the Cecilly Jane Sanders Miller Subdivision by survey from Stephen B. Murrell dated April 8. 2011 of which said plat Is of record in Instrument No. 201105130036900 and being a portion of Lot No. 23 on the Plan of Battlewood, Section III as of record in Plat Book 3300, Page 4, and being further described as follows:**

**THIS IS TO CERTIFY THAT I HAVE SURVEYED THE FOLLOWING PROPERTY IN DAVIDSON COUNTY, TENNESSEE. TO WIT:**

**Being a tract of land in the Sixth Civil District of Davidson County and being the same property conveyed to Cecilly Jane Sanders Miller, as evidenced In Instrument No. 201103070017856, in the Register's Office of Davidson County. Tennessee. Said property being more particularly described as follows:**

**LOT 1 - Cecilly Jane Sanders Miller Subdivision**

**Beginning at an Iron rod new in the Southwesterly margin of Drummond Drive at a distance of 25 feet from the center of said Drive, said Iron rod new also lying South 41 deg 25 min 33 sec West, at a distance of 1.80 feet from an Iron pipe old, being the Northwest boundary corner of Lot 22, Section 3, Battlewood Subdivision, the Beverly J. Brown and Shirley D. Brown property as evidenced In Plat Book 3300, Page 4 and Book 3256, Page 301, in the Registers Office of Davidson County, Tennessee: thence with the West boundary line of the said Brown property, South 41 deg 25 min 33 sec West, at a distance of 317.04 feet to an Iron rod old at a chainlink fence in the Northeasterly margin of Interstate 24; thence with the said margin and fence, North 44 deg 23 min 41 sec West, at a distance of 18.40 feet to iron rod old at the Southeast boundary corner of the Metropolitan Government of Nashville & Davidson County property, as evidenced in Book 7704, Page 769, in the Registers Office of Davidson County, Tennessee: thence leaving said margin and running with the East boundary of**

**the said Metropolitan property, North 10 deg 16 min 57 sec East, at a distance of 171.04 feet to an Iron rod new at the Northeast boundary corner of the said Metropolitan property, said Iron rod new also being the Southeast boundary corner of Lot 2 of the herein described Cecilly Jane Sanders Miller Subdivision; thence with the East boundary of the said Lot 2, North 10 deg 16 min 57 sec East, at a distance of 144.56 feet to an Iron rod new: thence North 41 deg 54 min 03 sec East, at a distance of 47.10 feet to an Iron rod new in the Southwesterly margin of Drummond Drive; thence with the said Southwesterly margin, South 48 deg 05 min 57 sec East, at a distance of 210.17 feet to the point of beginning, according to a survey by Stephen B. Murrell. TN. R.L.S. No. 2462. or XCEL Land Surveying, on April 08, 2011.**

**EXCLUDED from the above described property, but to be included in this conveyance is a triangular shaped ingress/egress and Utilities Easement across Lot 2, in favor of the above described property for the purpose of Ingress/egress and utilities from the Southwesterly margin of Drummond Drive to the Northwesterly boundary of the above described property, said Easement being more particularly described as follows:**

**INGRESS/EGRESS and UTILITIES EASEMENTBeginning at an Iron rod new in the Southwesterly margin of Drummond Drive at a distance of 25 feet from the center of said drive, said iron rod new also being the most Northwest boundary corner of Lot 1 of the Cecilly Jane Sanders Miller Subdivision, the above described property; Thence with the Northwest boundary of the said Lot 1, South 41 deg 54 min 03 sec East, at a distance of 47.10 feet to an Iron rod new, being the East boundary corner of Lot 2, the said Cecilly Jane Sanders Miller Subdivision; thence with a new easement boundary line severing the lands of the said Lot 2, North 10 deg 16 min 57 sec East, at a distance of 55.31 feet to an Iron rod new in the Southwesterly margin of Drummond Drive; thence with the said Southwesterly margin, South 48 deg 05 min 57 sec East, at a distance of 29.00 feet to the point of beginning.**
**The above described property is subject to all matters as shown on the Final Plat of the Cecilly Jane Sanders Miller Subdivision. Case No. 20115-025001, as evidenced In the Register's Office of Davidson County, Tennessee.**

**Commonly Known As: 1038 Drummond Drive, Nashville, TN 37211**

**Being the same property conveyed to Marissa L. Gregori, an unmarried woman and Shelby R. Pickett, an unmarried woman by Warranty Deed from Alfredo Sanchez Acosta, unmarried of record in Instrument No. 20200828-0097972 Register's Office for Davidson County, Tennessee, dated August 28, 2020 and recorded on August 28, 2020.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 31st day of May, 2024.

Marissa L. Gregori

Shelby R. Gregori

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May, 2024, before me personally appeared Marissa L. Gregori and Shelby R. Gregori, 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 31st day of May, 2024.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

# Certificate of Authenticity

I, Joshua A. Terry, 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 5/31/2024.

Affiant Signature – Joshua A. Terry

6/3/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/3/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27