Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: LTL-22149-24

WARRANTY DEED

Karen Johnson
Batch # 1147765
06/17/2024 10:24:37 AM
Fees: $13.00 Taxes: $1,896.25

Davidson County
DEEDWARR
2 pgs

20240617-0045072

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $512,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2024

NOTARY PUBLIC

My commission expires: 9/8/2025

VIRGINIA L. JARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Perry Webb & Kristi Korngold 700 East Colony Ct Nashville, TN 37221	Same address as new owner	156-01-0C-012-00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED TWELVE THOUSAND FIVE HUNDRED AND 00/100 Dollars ($512,500.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **THOMAS TUMMINELLO AND THERESA A. TUMMINELLO, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **PERRY A. WEBB, UNMARRIED AND KRISTI N. KORNGOLD, UNMARRIED, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 12 on the Plan of Subdivision of East Colony at Riverbend, of record in Book 7900, page 733, Register's Office for Davidson County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas Tumminello and Theresa A. Tumminello, husband and wife, from John M. Tumminelo, unmarried (incorrected identified on prior Warranty Deed as John M. Tuminello) by Warranty Deed dated April 1, 2015 and recorded April 2, 2015 in Instrument #20150402-0029141, said Register's Office.

Being the same property conveyed to John M. Tuminello from Yanhong Zhang and wife, Jianping Jin, by Warranty Deed dated April 14, 2006 and recorded May 4, 2006 in Instrument #20060504-0051849, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 7429 East Colony Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 13 day of June, 2024

GRANTOR(S)

Thomas Tumminello

Thomas Tumminello

Theresa A. Tumminello

Theresa A. Tumminello

STATE OF New York
COUNTY OF Richmond

Personally appeared before me, a Notary Public, Thomas Tumminello and Theresa A. Tumminello , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 13th day of June, 2024.

KEISHA BROCKINGTON
Notary Public - State of New York
NO. 01BR6436736
Qualified in Richmond County
My Commission Expires Jul 18, 2026

Notary Public

Keisha Brockington

Printed Notary Name

My commission expires: 07/18/2026