Karen Johnson Davidson County
Batch# 1151472 DEEDWARR
06/26/2024 02:51:30 PM 4 pgs
Fees: $23.00 Taxes: $3,330.00
20240626-0048051

G#37285-2

| WARRANTY DEED | State of Tennessee<br>County of ~~Davidson~~ Williamson<br>The actual consideration or value, whichever is greater, for this transfer is **$900,000.00.**<br>Affiant<br>Subscribed and sworn to before me, this the 24th day of June, 2024.<br>Notary Public<br>My commission expires: 3-28-26<br>(AFFIX SEAL) |
|---|---|

LAURA ELIZABETH MATHIS NOTARY STATE OF TENNESSEE PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Justin Cary and Valeria Webb** | New Owner | **131 06 0 C 025 00 CO** |
| **906 Huntington Circle** | | |
| **Nashville, TN 37215** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Richard Charles Lavigna, Trustee and Trina Marie Lavigna, Trustee of The 2004 Lavigna Family Trust dated September 17, 2004**

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

**Justin Cary and Valeria Webb, 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. 137 on the Plat of Burton Hills Village of Huntington, Tract 10, of record in Plat Book 6250, Page 612, as amended in Book 6637, Page 717, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**BEING the same property conveyed to Richard Charles Lavigna and Trina Marie Lavigna, Trustees of the 2004 Lavigna Family Trust dated September 17, 2004, by Warranty Deed dated November 12, 2019, from Brad Mehaffey and Kathryn Mehaffey, husband and wife of record in Instrument No. 20191114-0117409, Register's Office for Davidson County, Tennessee.**

**THE said Richard Charles Lavigna and Trina Marie Lavigna, Trustees of the 2004 Lavigna Family Trust dated September 17, 2004, having quitclaimed their interest in said property to Richard Charles Lavigna and Trina Marie Lavigna, husband and wife by Quitclaim Deed dated November 16, 2021, of record in Instrument No. 20211206-0161372, Register's Office for Davidson County, Tennessee.**

**THE said Richard Charles Lavigna and Trina Marie Lavigna, husband and wife, further quitclaimed and conveyed their interest in said property to Richard Charles Lavigna and Trina Marie Lavigna, Trustees of the 2004 Lavigna Family Trust dated September 17, 2004, by Quitclaim Deed dated November 16, 2021, and recorded on December 20, 2021, of record in Instrument No. 20211220-0167670, Register's Office for Davidson County, Tennessee.**

**THE conveyance of the above-described parcel of land is subject to the following:**

**1) All matters shown on the Plan of record in Book 6250, Page 612, and as amended in Book 6637, Page 717, Register's Office for Davidson County, Tennessee;**

**2) Declaration of Covenants, Conditions and Restrictions of Burton Hills, of record in Book 6517, Page 522, and amended in Book 6691, Page 593, Book 6778, Page 532, Book 6778, Page 536, Book 6911, Page 120, Book 7046, Page 520, Book 7076, Page 691, and in Book 7146, Page 188, Register's Office for Davidson County, Tennessee;**

**3) All matters as shown on the Boundary Plats of record in Plat Book 6250, Page 649 and in Plat Book 6900, Page 304, said Register's Office;**

**4) Charter of Burton Hills Homeowners' Association, Inc. of record in Book 6517, Page 505, and as amended in Book 6921, Page 216, said Register's Office;**

**5) Sanitary Sewers and/or Storm Drainage of record in Book 3702, Page 250, said Register's Office;**

**6) Open-Space Agreement between Metropolitan Government and Burton Hills of record in Book 6470, Page 383, Book 6655, Page 47, Book 7147, Page 411, and in Book 7147, Page 416, said Register's Office;**

**7) Dedication of common area to Burton Hills Village of Huntington Association, Inc., of record in Book 6917, Page 704, said Register's Office;**

**8) Declaration of Covenants, Conditions and Restrictions of Burton Hills Village of Huntington, of record in Book 6644, Page 1, and as amended in Book 6917, Page 724, said Register's Office;**

**9) Charter of Burton Hills Village of Huntington Association, Inc. of record in Book 6665, Page 12, and as amended in Book 6921, Page 208, said Register's Office; and,**

**10) Taxes for the current year which have been prorated and assumed by the Granteew herein and subsequent years, not yet due and payable.**

This is improved property, known as: **906 Huntington Circle, Nashville, TN 37215**.

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 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(s) this **23rd** day of **June, 2024.**

**Richard Charles Lavigna, Trustee**
**of The 2004 Lavigna Family Trust**
**dated September 17, 2004,**
**and any amendments thereto**

**Trina Marie Lavigna, Trustee**
**of The 2004 Lavigna Family Trust**
**dated September 17, 2004,**
**and any amendments thereto**

**STATE OF CALIFORNIA )**
**COUNTY OF MARIN )**

Personally appeared before me, a Notary Public of said County and State, **Richard Charles Lavigna, Trustee and Trina Marie Lavigna, Trustee of The 2004 Lavigna Family Trust dated September 17, 2004, and any amendments thereto,** the within named sellers, 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 official seal at San Rafael, California, this **23rd** day of **June, 2024.**

**Notary Public**

**My Commission Expires:** _____

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Marin )

On June 23, 2024 before me, Michael Judson, Notary Public
(insert name and title of the officer)

personally appeared Richard Charles Lavigna, Trina Marie Lavigna,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MICHAEL JUDSON
Notary Public - California
Marin County
Commission # 2447734
My Comm. Expires Jun 19, 2027

Signature _____ **(Seal)**

Certificate of Authenticity

I, Amanda Maynor, 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

**June 23, 2024**.

Date

Affiant Signature

June 26, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26 day of June, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON