Karen Johnson Davidson County
Batch # 1151633 DEEDWARR
06/27/2024 09:33:40 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20240627-0048236

THIS INSTRUMENT PREPARED BY:
BEN WRIGHT, ATTORNEY AT LAW, PLLC
816 N. MILITARY AVENUE., SUITE 2
LAWRENCEBURG, TN 38464
FILE 281KB

FROM: DIANE SALIBA AULT, A SINGLE PERSON

TO: ERIC SANTAGADA, A SINGLE PERSON

WARRANTY DEED

For and in consideration of the sum of FOUR HUNDRED SIXTY THOUSAND AND NO/100--- ($460,000.00) ---DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, DIANE SALIBA AULT, A SINGLE PERSON, have bargained and sold, and by these presents, do transfer and convey unto the said ERIC SANTAGADA, A SINGLE PERSON, his heirs and assigns a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

Land in Davidson County, Tennessee, being **Lot 232** on the Plat of Revised Resubdivision of Lots 231 and 232 Lake Park, Section 6, of record in Book 5190, Page 2, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 232 fronts 47.71 feet on the westerly margin of Canberra Court and extends back 165.64 feet on the northeasterly line and 135.0 on the southerly line to a broken line in the rear, measuring 188.50 feet thereon.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Subject to any and all existing ROW, easements, setback lines and restrictive covenants of record in said Register's Office.

This being the same property conveyed to Lisa Lee Baker by Warranty Deed dated May 23, 2023 from Diane Saliba Ault of record in Instrument No: 20230524-0039041, Register's Office of David County, Tennessee. Also see Quitclaim Deed to Diane Saliba Ault from Lisa Lee Baker dated October 12, 2023 of record in Instrument No: 20231012-0080138, Register's Office of Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

THE PARTIES ACKNOWLEDGE THAT BENJAMIN H. WRIGHT, ATTORNEY AT LAW, IS NOT THE CLOSING AGENT FOR THIS TRANSACTION, PURSUANT TO THE PROVISIONS OF SECTION 6045(e) OF THE INTERNAL REVENUE CODE.

MAP/GROUP/PARCEL 097 08 0 041.00

PROPERTY ADDRESS: 309 CANBERRA COURT, HERMITAGE, TN 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said ERIC SANTAGADA, his heirs and assigns forever. And I do covenant with the said ERIC SANTAGADA, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for all matters as set out above.

And I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend title to said land to ERIC SANTAGADA, his heirs and assigns against lawful claims of all persons whomsoever.

WITNESS MY HAND THIS 25th DAY OF June, 2024.

Diane S Ault

DIANE SALIBA AULT

STATE OF TENNESSEE
COUNTY OF Lawrence

On this 25th day of June, 2024, before me personally appeared DIANE SALIBA AULT, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that she executed the foregoing instrument and acknowledged that she executed the same as her free act and deed and for the purposes therein contained and expressed. Witness my hand and seal at the City of Lawrenceburg, in the State of Tennessee.

BENJAMIN H. WRIGHT SEAL STATE OF TENNESSEE NOTARY PUBLIC LAWRENCE COUNTY

NOTARY PUBLIC
My Commission Expires: 4/3/27

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 460,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Kim Jones Agent
AFFIANT

Subscribed and sworn to before me this 26th day of June, 2024.

BENJAMIN H. WRIGHT SEAL STATE OF TENNESSEE NOTARY PUBLIC LAWRENCE COUNTY

NOTARY PUBLIC
My Commission Expires: 4/3/27

NEW OWNER: ERIC SANTAGADA
ADDRESS: 345 Miramontes Rd., Woodside, CA 94062

SEND TAX BILLS TO:

Eric Santagada
345 Miramontes Rd.
Woodside, CA 94062

MAIL RECORDED DOCUMENT TO: