WARRANTY DEED

Karen Johnson Davidson County
Batch# 1153065 DEEDWARR
07/01/2024 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,586.30
20240701-0049458

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $699,000.00.

Affiant

Subscribed and sworn to me on June 27, 2024.

NOTARY PUBLIC

My Commission Expires: 5/24/25

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Peter Weiss, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36936

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Brewster Atherton and Jessica Paige Atherton	NEW OWNER	155-07-0B-050.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jonathan A. Pagano and Tirsa A. Pagano, husband and wife**, hereinafter called "GRANTORS," have bargained and sold, and by these presents does transfer and convey unto **Brewster Atherton, an unmarried man, and Jessica Paige Atherton, an unmarried woman**, as joint tenants with right of survivorship, hereinafter called "GRANTEES," their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of First Revision, Final Plat of the Poplar Creek Estates, Phase V, Section "B-2" Subdivision (The Highlands of Allens Green) of record in Instrument No. 20030618-0084283, 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 all of the property conveyed to Jonathan A. Pagano and wife, Tirsa Pagano, by deed from French River Development Company, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20050413-0041326, Register's Office for Davidson County, Tennessee, dated April 12, 2005 and recorded on April 13, 2005. The said Tirsa Pagano is also known as Tirsa A. Pagano.

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

1. 2024 Davidson County property taxes, and subsequent years taxes and assessments which have been prorated by the parties and assumed by the Grantees.
2. Leases and other encumbrances;
3. Restrictions, conditions, reservations, covenants, and easements of record;
4. Setback requirements, public rights of way, utility, and drainage easements;
5. Zoning and planning ordinances and regulations;
6. All matters shown on plats and plans of record

BEING ☐ **unimproved** ☒ **improved property known as:**

1721 Yellow Wood Court, Nashville, TN 37221

(House Number) (Street) (City or Town) (State) (Zip)

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 27 day of June, 2024.

Jonathan A. Pagano

Tirsa A. Pagano

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Jonathan A. Pagano and Tirsa A. Pagano to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal, this 27 day of June, 2024.

NOTARY PUBLIC

My Commission Expires: 11-5-25

J. WALKER LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 5, 2025

Certificate of Authenticity

I, Jennifer G. Lloyd, 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 27, 2024.

Date

Affiant Signature

6/27/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27th day of June, 2024.

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY