Name and Address of New Owner:
Delaney Amatrudo
125 Five Oaks Dr
Nashville, TN 37217
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1173290 DEEDWARR
08/22/2024 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20240822-0064682

This Instrument Prepared By:
Limestone Title, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 107-05-0A-125-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Edward Amatrudo**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Delaney Amatrudo,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Lying and being in Davidson County, Tennessee, and being Unit No. 125 on the Plan of Five Oaks, formerly The Meadow, a planned unit development, of record in Book 5200, page 355, as amended in Book 5784, page 521, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Edward Amatrudo from Arnold Investments, Inc., a Tennessee corporation, by Warranty Deed dated October 15, 2018 and recorded October 19, 2018 in Instrument #20181019-0103688, said Register's Office. Grantor herein makes oath that the within described property is neither his/her principal residence nor the principal residence of his/her spouse and/or dependents.

Property more commonly known as 125 Five Oaks Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of August, 2024.

_____(SEAL)
Edward Amatrudo

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of August, 2024, before me personally appeared Edward Amatrudo, 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 22nd day of August, 2024.

Notary Signature
My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $220,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 22nd day of August, 2024.

Notary Signature
My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Aug 22, 24 (date of document).

Jennifer L. Pennell

Aug. 22. 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22 day of Aug, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

