Karen Johnson Davidson County
Batch# 1173596 DEEDWARR
08/23/2024 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $994.79
20240823-0065069

WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

File No. AT-24-7514

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,862.00 $268,862.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2024

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Olger Mullalli and Emanuela Mullalli	New Owner	
(NAME)	(NAME)	
4320 Stone Hall Blvd.	4320 Stone Hall Blvd.	062-00-0-146.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Douglas Brooks, married and Craig Roberts, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Olger Mullalli and wife, Emanuela Mullalli**, HEREINAFTER CALLED THE GRANTEE, 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. 1 on the Plan of Resubdivision Lot 2, James H Pirtle Subdivision of record in Plat Book 6200, Page 166, 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 a portion of the same property conveyed to James L. Daugherty and wife, Minnie Thigpen Daugherty by Warranty deed from W.H. Davidson and wife, Margaret Elizabeth Davidson of record in Book 1309, page 485, Register's Office for Davidson County, Tennessee, dated March 28, 194 and recorded on April 02, 1945.

Being a portion of the same property conveyed to James H. Pirtle and wife, Annie Mai Pirtle by Installment Deed from James L. Daugherty and wife, Minnie Thigpen Daugherty of record in Book 2707, page 44, Register's Office for Davidson County, Tennessee, dated December 13, 1957.

Being the same property conveyed to Betty Gail Pirtle by Quitclaim Deed from James H. Pirtle and wife, Annie Mai Pirtle of record in Book 6456, page 711, Register's Office for Davidson County, Tennessee, dated December 21, 1984 and recorded on December 26, 1984.

Being the same property conveyed to Erin Dias, Trustee of the 2621 Lock 2 Road Trust by Warranty Deed from Betty Gail Pirtle, unmarried of record in Instrument No. 20240726-0056670 Register's Office for Davidson County, Tennessee, dated July 25, 2024 and recorded on July 26, 2024.

Being the same property conveyed to Doug Brooks, married and Craig Roberts, married by Warranty Deed from Erin Dias, Trustee of the 2621 Lock 2 Road Trust of record in Instrument No. 20240726-0056796 Register's Office for Davidson County, Tennessee, dated July 25, 2024 and recorded on July 26, 2024.
This property is not a martial residence of the Grantor and as such is not subject to any homestead, dower, or other martial interest as contemplated by T.C.A. 26-2-307 or other similar statue.

This is property more commonly known as 2621 Lock Two Road, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 we do covenant with 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 this 23rd day of August, 2024.

Douglas Brooks

Craig Roberts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of August, 2024, before me personally appeared Douglas Brooks and Craig Roberts, 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 23rd day of August, 2024.

Notary Signature
My commission expires: 10/10/24

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **August 23, 2024**.

Date

Affiant Signature

August 23, 2024
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this **23** day of **August**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)