WARRANTY DEED

LYNAE WILDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: October 22, 2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jesus David Negron Ocando	New Owner	075-09-0-035.00
(NAME)	(NAME)	
3922 Plantation Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged**, I Gregory J. Stranieri, an unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jesus David Negron Ocando, an unmarried man**, hereinafter called the GRANTEE(S), his/her/their 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. 565, on the plan of Hermitage Hills, Section 5, of record in Plat Book 3300, Pages 1 and 2, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Gregory J. Stranieri, unmarried by Warranty Deed from Hollace McKinley and wife, Myrna McKinley, dated 02/23/2005, of record in Instrument 20050308-0025504, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 3922 Plantation Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Karen Johnson Davidson County
Batch# 1187291 DEEDWARR
09/27/2024 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,228.40
20240927-0075153

Effective the 10th day of September, 2024.

Gregory J. Stranieri by Shawna Dickerman his atty in fact 9/10/2024

Gregory J. Stranieri by Shawna Dickerman his atty in fact

State of ~~Tennessee~~ Connecticut
County of ~~Wilson~~ Windham

On this 10th day of September, 2024, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Shawna Dickerman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact o fGregory J. Strainieri, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No.: 20240827-0065679, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 10th day of September, 2024.

Notary Public: Shakira George
My Commission Expires: 01/31/26

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

SHAKIRA GEORGE
Notary Public, State of Connecticut
My Commission Expires Jan. 31, 2026

True Copy Certification

I, Allison Grafton, 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 the 10th day of September, 2024.

A. Allison
Affiant Signature

9/27/24
Date

State of Tennessee)

County of Rutherford)

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

Lynae Wilder
Notary's Signature

My Commission Expires: October 22, 2025

Notary' Seal (if on paper)

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY