Karen Johnson Davidson County
Batch# 1188739 DEEDWARR
10/02/2024 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20241002-0076496

Prepared By & Return To:
Tennessee Title Service, LLC
547 N Mt Juliet Rd
Ste. 100
Mt. Juliet, TN 37122
MJ-24-4563

KAYLA DODD
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 04-19-2025
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of September, 2024

Notary Public

Commission Expires: 4-19-25

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joseph Cacopardo and Robin L. Cacopardo 1600 Carolwinds Court Nashville, TN 37138	New Owner	064-08-0A-070.00-CO

WARRANTY DEED

FOR AND IN 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,

Brenda L. Young, a widow

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph Cacopardo and Robin L. Cacopardo, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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. 109 on the Plan of Section Two, Merritt Downs of record in Plat at Instrument No. 20030904-0128443, 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 the same property conveyed to James R. Young and Brenda L. Young, husband and wife by Warranty Deed from Beazer Homes Corp, DBA Phillips Builders, a Tennessee corporation of record in Instrument No. 20040610-0068723 Register's Office for Davidson County, Tennessee, dated June 03, 2004 and recorded on June 10, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1600 Carolwinds Court, Nashville, TN 37138

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 so 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.

Dated this the 30th day of September, 2024.

Brenda L. Young

Brenda L. Young

STATE OF TENNESSEE
COUNTY OF WILSON

On this 30th day of September, 2024, before me personally appeared Brenda L. Young, 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 30th day of September, 2024.

Notary Signature
My commission expires: 3/7/26

Taylor Christopher Grills
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Tennessee Certification of Electronic Document

I, Kayla Dodd, 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 9-30-24 (date of document).

Affiant Signature

10-1-24
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 1 day of October, 2024.

Notary's Signature

BREANNA LAUX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY'S SEAL

MY COMMISSION EXPIRES: 12-19-26