This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
24-0087

Karen Johnson Davidson County
Batch # 1196491 DEEDWARR
10/22/2024 09:43:41 AM 2 pgs
Fees: $13.00 Taxes: $2,183.00
20241022-0081915

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 27, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, is $590,000.00

Sworn to and subscribed before me this 21st day of October, 2024.

Affiant

Notary Public
My Commission expires_____

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel Number:**
Alexander Felice Kayla Felice 212 Northridge Circle Nashville, TN 37221	Provident Funding Associates, L.P. 4 Parkway Center, Suite 100 Pittsburgh, PA 15220	142-13-0A-057.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Cecile Armbruster, an unmarried woman** hereinafter called the "Grantors," have bargained and sold, and by these presents does transfer and convey unto **Alexander Felice and Kayla Felice, husband and wife,** hereinafter called the "Grantees," and to Grantee's heirs, successors, executors, and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Phase I, a Boundary Plat of Riverside of record in Plat Book 6900, Page 490, 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 Gerald R. Armbruster and Cecile Armbruster, husband and wife by Warranty Deed from Brian Timothy Lennon and Merrill C. Lennon, husband and wife of record in Instrument No. 20121203-0110953 Register's Office for Davidson County, Tennessee, dated November 28, 2012 and recorded on December 03, 2012. Gerald R. Armbruster, Sr. died April 16, 2019, leaving Cecile Armbruster as the surviving tenant by the entirety.

This is improved property known as **212 Northridge Circle, Nashville, TN 37221**

This conveyance is made subject to: zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by _X__ Grantor ____ Grantee

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 21 day of October, 2024.

Cecile Armbruster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cecile Armbruster, the within named bargainor, with whom I am personally acquainted (or proved his identity to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of October, 2024.

Notary Public
My Commission Expires: _____

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 27, 2027