Warranty Deed

Karen Johnson Davidson County Batch# 1198575 DEEDWARR 10/30/2024 09:56:30 AM 3 pgs Fees: $18.00 Taxes: $2,275.50 20241030-0083382	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $615,000.00 Affiant Subscribed and sworn to before me, this the 18th day of October, 2024. Notary Public My commission expires:

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Raymond Francis Carnevale and Kevin James Marlatt	New Owner	110-02-0B-038.00-CO
515 Wright Branch Cove		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JENNIFER M. PRIESTES AND ANDREW R. PRIESTES, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAYMOND FRANCIS CARNEVALE, A SINGLE MAN, AND KEVIN JAMES MARLATT, A SINGLE MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit B of Lot 28 on the Plan of the Reserve at Seven Points, Lots 1 through 41 and Open Spaces A through H, a Horizontal Property Regime with Private Elements, established by the Declaration of Covenants, Conditions and Restrictions for The Reserve at Seven Points, Lots 1 through 41 and Open Spaces A through H of record in Instrument 20171004-0101710, and amended in Instrument 20180323-0027343, to reference plat and shown on amendment of record in Instrument 20200109-0003367 and Instrument 20200109-0003383, and amending Plat of record in Instrument 20180223-0017267, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Jennifer M. Priestes and Andrew R. Priestes, wife and husband by Warranty Deed from Frank Batson Homes, Inc of record in Instrument No. 20200729-0083239 Register's Office for Davidson County, Tennessee, dated July 28, 2020 and recorded on July 29, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 515 Wright Branch Cove, Hermitage, TN 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of October, 2024.

Jennifer M. Priestes

Jennifer M. Priestes

Andrew R. Priestes

Andrew R. Priestes

STATE OF FLORIDA
COUNTY OF COLLIER

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jennifer M. Priestes and Andrew R. Priestes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of October, 2024.

Susan Hettich

Notary Public

My Commission Expires: 6/2/2025

SUSAN HETTICH
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # HH107749
My Commission Expires 06/02/2025

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **October 17, 2024**.

Date

Allisyn G. Pinkston

Affiant Signature

10/28/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28** day of **October**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

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