Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 241149337

Karen Johnson Davidson County
Batch # 1208248 DEEDWARR
11/25/2024 11:23:49 AM 2 pgs
Fees: $13.00 Taxes: $1,868.46
20241125-0091931

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $504,990.00.

Affiant

Subscribed and sworn to before me, this 22nd day of November, 2024.

Notary Public
My Commission Expires: _____

CARLIE VAN HUIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Marilynn A. McPartland TR DTD 2010 FBO Susan Portanova 2230 Georgian Circle Franklin, TN 37067	Marilynn A. McPartland TR DTD 2010 FBO Susan Portanova 612 Holt Run Court Nashville TN 37211	Tax Parcel ID No. 180 03 0A 077.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ronald De Luise and Kristen De Luise, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marilynn A. McPartland TR DTD 2010 FBO Susan Portanova**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of STONE CREEK PARK, SECTION 2B, of record in Plat Book 9700, Pages 793 and 794, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ronald De Luise and Kristen De Luise, Husband and Wife, by Warranty Deed from Paul Hinman, Trustee of The 612 Holt Run Holding Land Trust, of record in Instrument No. 20210413-0049102, in the Register's Office of Davidson County, Tennessee, dated April 09, 2021 and recorded on April 13, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of STONE CREEK PARK, SECTION 2B, as recorded in Plat Book 9700, Page(s) 793-794.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY, STONE CREEK PARK, as recorded in Plat Book 9700, Page(s) 266.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10324, Page 365, as amended in Instrument No. 20010719-0076875; Instrument No. 20231016-0080753 and supplemented in Instrument No. 20020722-0087705.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 10316, Page 607.

Easement for Ingress and Egress, recorded in Book 10716, Page 596.

Stormwater Detention Agreement as set forth in instrument recorded in Book 11120, Page 920.

Charter for Stone Creek Park Homeowners Association recorded as Book 10324, Page 358.

Common Open Space Deed recorded as Instrument No. 20040719-0085622.

This is improved property located at 612 Holt Run Court Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of November, 2024.

Ronald De Luise
By: Ryan Dieck, Attorney in Fact

Kristen De Luise
By: Ryan Dieck, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Ronald De Luise and Kristen De Luise and that he is authorized by Ronald De Luise and Kristen De Luise to execute this instrument on their behalf.

WITNESS my hand, at office, this 22nd day of November, 2024.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6TH, 2025