WARRANTY DEED

Karen Johnson Davidson County
Batch# 1208921 DEEDWARR
11/27/2024 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20241127-0092988

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF _____
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE November 27, 2024

Notary Public

MY COMMISSION EXPIRES : 4/26/26

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, Attorney for Main Street Title, Inc., 971 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Cerula and Matthew Cerula and Andrew Cerula	Paul Cerula and Matthew Cerula and Andrew Cerula	096 09 0B 035.00
(NAME)	(NAME)	
3070 Whitland Crossing Drive	3070 Whitland Crossing Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF THREE HUNDRED TWENTY-FIVE THOUSAND AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mona C. Sanderson, unmarried and Jacob Adam Sass, unmarried and Leslie Danyell Henry, unmarried, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paul Cerula married, Matthew Cerula, unmarried and Andrew Cerula, unmarried**

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. 3070, Donelson Place as shown on Exhibit "B" to declaration of protective covenants, conditions and restrictions of record in Instrument 20070703-0079564 as amended in Instrument Nos. 20070712-0083113 and 20070816-0098067, Register's Office for said County, to which reference is made for a more complete description.
Being the same property conveyed to Mona C. Sanderson, unmarried and Jacob Adam Sass, unmarried and Leslie Danyell Henry, unmarried, as joint tenants with right of survivorship by deed from Renasant Bank, of record in Instrument No. 20110516-0037165, dated 5/16/2011, in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **3070 Whitland Crossing Drive, Nashville, TN 37214**
(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 GRANTEES, their heirs and assigns forever; and we do 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.

** at time of purchase, Paul Cerula will not be using the property as his primary residence.

Witness my/our hand(s) this **27th day of November, 2024.**

Mona C. Sanderson

Leslie Danyell Henry

Jacob Adam Sass

STATE OF Tennessee

COUNTY OF Wilson

On this 27th day of November, 2024, before me personally appeared Mona C. Sanderson and Leslie Danyell Henry and Jacob Adam Sass to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that they executed the same as the free act and deed of Mona C. Sanderson and Leslie Danyell Henry and Jacob Adam Sass.

Witness my hand at office on **27th day of November, 2024.**

Notary Public. My Commission Expires: 4/26/26

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Ed Tignor, 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 11/27/2024 (date of document).

Affiant Signature

11/27/2024

Date

State of TN

County of Wilson

Sworn to and subscribed before me on 11/27/2024

Notary's Signature

MY COMMISSION EXPIRES: 7/6/2026

NOTARY'S SEAL

