Karen Johnson Davidson County
Batch# 1212025 DEEDWARR
12/03/2024 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20241203-0093867

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 241049234** SARAH HAZLEWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $500,000.00. Affiant Subscribed and sworn to before me, this 25th day of November, 2024. Notary Public My Commission Expires: 9-7-26

WARRANTY DEED

Address New Owner: Lauren E. Ferraro 5217 Village Trace Nashville TN 37211	Send Tax Bills To: 4401 Theatre Drive Evansville, IN 47715	Tax Information: Tax Parcel ID No. 161 10 0B 004.00

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, **Thomas W. Delaney, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lauren E. Ferraro, an unmarried woman**, ("Grantees"), her 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(s) 195, on the plan of PHASE FIVE, VILLAGES OF BRENTWOOD, of record In Plat Book 6900, Page 896, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas W. Delaney, an unmarried person, by Warranty Deed from Iain Shriver and Candace Shriver, husband and wife, of record in Instrument No. 20230718-0055267, in the Register's Office of Davidson County, Tennessee, dated July 14, 2023 and recorded on July 18, 2023.

The execution of this instrument is affected by the signature of Abby Benson as Attorney-in-Fact for Thomas W. Delaney, which Power of Attorney is recorded in Instrument Number ——202412030093866——, said Register's Office.

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.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE FIVE, VILLAGES OF BRENTWOOD, as recorded in Plat Book 6900, Page(s) 896.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6143, Page 11, as amended in Book 6398, Page 495, Book 6852, Page 497 and Book 8507, Page 831.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7231, Page 789.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7834, Page 676.

Charter for Villages of Brentwood Homeowners Association recorded as Book 6158, Page 352, as amended in Book 7599, Page 914, Book 7925, Page 41, Book 7936, Page 332, Book 8152, Page 927 and Book 8163, Page 593.

This is improved property located at 5217 Village Trace 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 25th day of November, 2024.

Thomas W. Delaney by Abby Benson as Attorney-in-Fact

Thomas W. Delaney by Abby Benson as
Attorney-in-Fact

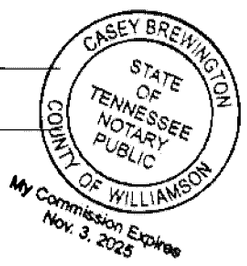
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Abby Benson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Thomas W. Delaney and that she is authorized by Thomas W. Delaney to execute this instrument on his behalf.

Witness my hand, at office, this 25th day of November, 2024.

Casey Brewington

Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Nov. 25. 2024.

Affiant Signature

3rd day of December, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028