Karen Johnson Davidson County
Batch# 1212047 DEEDWARR
12/03/2024 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,490.10
20241203-0093899

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $673,000.00.

Affiant

Subscribed and sworn before me this the 2nd day of December, 2024.

Notary Public
My commission expires: 3-20-28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Zach Gentry	Loan Pronto, Inc	147-05-0 167.00
4932 Salem Dr.	800 Westmere Ave Suite 300	
Nashville, TN 37211	Charlotte, NC 28208	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ELISA VAZZANA, A SINGLE WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Zachary Gentry, A Married Man and Mary Gentry, A Married Woman, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Section 1, Caldwell Country Estates, of record in Book 2663, Page 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 150 feet of the Northeasterly side of Salem Drive and runs back between parallel lines 228.40 feet to a dead line.

Being the same property conveyed to Elisa Vazzana, an unmarried woman, by deed dated 02/22/2016, from Jessica Krebs f/k/a Jessica S. Jolley, of record in Instrument No. 20160224-0017765, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4932 Salem Dr., Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 2nd day of December, 2024.

Elisa Vazzana

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Elisa Vazzana, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of December, 2024.

My commission expires:

7/17/28

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 12/2/24.

Affiant Signature

12/3/24

Date

State of Tennessee

County of Williamson

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

Jennifer Crowell

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY