RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-25957-24

Karen Johnson Davidson County
Batch# 1213577 DEEDWARR
12/09/2024 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20241209-0095578

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 day of Dec, 2024

NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Audrey Turner 135 Pepper Ridge Circle Nashville, TN, 37013	American Pacific Mortgage 3000 Lava Ridge Court Suite 200 Roseville, CA 95661	092-06-0-657.01

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED FIFTEEN THOUSAND AND 00/100 Dollars ($515,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JASON SEGRETI, A SINGLE MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **AUDREY L. TURNER, A SINGLE WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 12 (erroneously described as Lot 20 in prior deeds) on the Plan of DR. BOYD MCNAIRY'S SUBDIVISION, LOTS 8, 9 AND 10 of record in Plat Book 21, Page 93, Register's Office for said County.

Said part of Lot 12 fronts 58 feet on the Easterly margin of 25th Avenue North and runs back 120 feet on the North line, 100 feet on the South line to a dead line in the rear measuring 50 feet therein.

Being the same property conveyed to Jason Segreti, single man, from E3 Construction BD Capital LLC, a Tennessee limited liability company, by Warranty Deed dated June 18, 2021 and recorded June 24, 2021 in Instrument #20210624-0085671, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 732 25th Avenue North, Nashville, TN 37208

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 5th day of December, 2024

GRANTOR(S)

Jason Segreti

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Jason Segreti, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 5 day of Dec, 2024.

Notary Public

Jennifer L Pennell
Printed Notary Name

My commission expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

True Copy Certification

I, **Tonya Cherry,** 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 this the 6 day of December, 2024.

Affiant Signature
Date 12/6/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6 day of December, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027