Karen Johnson Davidson County
Batch# 1217098 DEEDWARR
12/17/2024 08:49:30 AM 5 pgs
Fees: $28.00 Taxes: $869.50
20241217-0097692

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 4/12/27
(AFFIX SEAL)

E. KIRKHAM GORE III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Heath A. Burchfield and Gracie Burchfield	NEW OWNER	161110A011500CO
(NAME)	(NAME)	
357 Huntington Ridge Drive	357 Huntington Ridge Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **EVA M. DECOZIO-BUSH AND ANTONIO D. DECOZIO, TENANTS BY THE ENTIRETY** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Heath A. Burchfield and Gracie Burchfield, husband and wife,** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 15, as shown on the map entitled Final Plat, Revision One, Huntington Ridge Townhouse Condominiums, of record in Plat Book 4675, page 9, revised in Plat Book 9700, page 846, 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 EVA DECOZIO-BUSH, by deed from DAVD F. BUSH, A MARRIED PERSON, of record in Instrument No. 20170627-0064509, dated June 19, 2017, said Register's Office. EVA DECOZIO-BUSH further conveyed to EVA M. DECOZIO-BUSH AND ANTONIO D. DECOZIO, TENANTS BY THE ENTIRETY, by quitclaim deed of record in Instrument No. 20181127-0115503, dated September 26, 2018, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 357 Huntington Ridge Drive, Nashville, TN 37211
(House No.) (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.

Effective the 27th day of November, 2024.

Antonio D. Decozio

Eva M. Decozio-Bush

STATE OF Virginia

COUNTY OF Fairfax

On this 26 day of November, 20 24, before me personally appeared Antonio D. Decozio to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 3/31/26

STATE OF _____

COUNTY OF _____

On this _____ day of _____, 20 _____, before me personally appeared Eva M. Decozio-Bush to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: _____

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

STATE OF _____

COUNTY OF _____

On this _____ day of _____, 20 _____, before me personally appeared Antonio D. Decozio to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

_____
Notary Public

My Commission Expires: _____

STATE OF Tennessee

COUNTY OF Williamson

On this 27th day of November, 20 24, before me personally appeared Eva M. Decozio-Bush to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

_____
Notary Public

My Commission Expires: 4/12/27

E. KIRKHAM GORE III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

202412170097692

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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

12/16/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 16th day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

JILL SWICEGOOD NOTARY SEAL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON