WARRANTY DEED

Karen Johnson Davidson County
Batch# 1218770 DEEDWARR
12/20/2024 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,255.15
20241220-0099259

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $609,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December 2024

Notary Public

MY COMMISSION EXPIRES: 3/20/2028

(AFFIX SEAL)

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/20/2028

MST 2024-1881

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Delozier and Hannah Delozier	Flagstar Bank	091-02-4D-002.00-CO
(NAME)	(NAME)	
1501 61st Avenue North	5151 Corporate Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Troy MI 48098	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Thomas Imbalzano and Kristine Imbalzano,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Delozier and Hannah Delozier, husband and wife,** 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 Unit B, 1503 61st Avenue Townhomes, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for 1503 61st Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20160407-0033557, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas Imbalzano and Kristine Imbalzano, husband and wife by Warranty Deed from Mary Matthews Coker and Cullen Davis Coker, wife and husband of record in Instrument No. 20190521-0048121 Register's Office for Davidson County, Tennessee, dated May 20, 2019 and recorded on May 21, 2019.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2024, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Plat Book 161, Page 75, Register's Office for Davidson County, Tennessee. Terms, provisions,

covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160407-0033557, Register's Office for Davidson County, Tennessee. Charter of record in Instrument Number 20180205-0011336, in the Register's Office for Davidson County, Tennessee.

This property, known as 1501 61st Avenue North, Nashville, TN 37209
(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.

Witness our hands this 20th DAY OF December, 2024.

Thomas Imbalzano

Kristine Imbalzano

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Thomas Imbalzano and Kristine Imbalzano, 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 official seal at office, this 20th day of December, 2024.

Notary Public

My commission expires: 3-23-27

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **12-20-2024**.

Affiant Signature — Date: **12-20-2024**

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **12-20-2024**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

