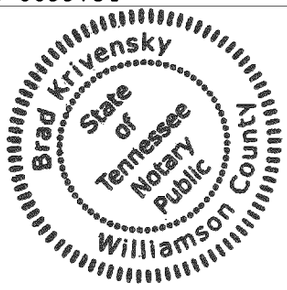
Karen Johnson Davidson County
Batch# 1219980 DEEDWARR
12/26/2024 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,105.30
20241226-0099784



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $569,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of December, 2024.

Notary Public:
My Commission Expires: 10/27/25

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Rosario Mastruzzo and Kelly Mastruzzo 125 Blackpool Drive Antioch TN 37013	New Owner	173-10-0C-036.00 CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kathy Elizabeth Campitelli and Kara Lee Horner and Kerri Ann Plaster and Kay Ann Campitelli, Heirs at Law of Jack Campitelli and Kathy Elizabeth Campitelli as Administrator of the Estate of Jack Campitelli,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Rosario Mastruzzo and Kelly Mastruzzo,** _____, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 135 on the Final Plat, Delvin Downs, Phase 1, a Planned Unit Development, of record in Instrument No. 20070807-0094328, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jack Campitelli and Julie Campitelli, husband and wife by deed from Capitol Homes, Inc., a Tennessee corporation, dated April 29, 2015, of record in Instrument No. 20150430-0039049, Register's Office for Davidson County, Tennessee. The property was further conveyed to Jack Campitelli, unmarried by deed from Julie Campitelli, unmarried, dated August 7, 2017, of record in Instrument No. 20170807-0080789, said Register's Office. The said Jack Campitelli aka Jack Nicholas Campitelli having since died intestate on August 2, 2024 and pursuant to Affidavit of Heirship of record in Instrument No20241226009978 3said Register's Office, his heirs at law being his parents Nicholas Richard Campitelli and Betty Ann Campitelli. The said Nicholas Richard Campitelli and Betty Ann Campitelli disclaimed their interest as evidenced by Disclaimer of record in Instrumen20241226009977 9, said Register's Office, leaving his siblings Kathy Elizabeth Campitelli, Kara Lee Horner, Kerry Ann Plaster and Kay Ann Campitelli, as his heirs at law.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20070807-0094340, in the Register's Office for Davidson County, Tennessee.

Subject to HOA Charter of record in Instrument No. 20070824-0101501, in the Register's Office for Davidson County, Tennessee.

Subject to Conveyance of Common Areas of record in Instrument No. 20090219-0014582, in the Register's Office for Davidson County, Tennessee.

Subject to Stormwater Detention Agreement of record in Instrument No. 20060406-0039484, in the Register's Office for Davidson County, Tennessee.

Subject to all existing easements and all other matters shown on plat of record in Instrument No. 20070807-0094328, in the Register's Office for Davidson County, Tennessee.

This is (__X__) improved (____) unimproved property, known as: 125 Blackpool Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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/our hand(s) this the 18th day of December, 2024.

Kathy Elizabeth Campitelli

Kathy Elizabeth Campitelli

Kara Lee Horner by Kathy Elizabeth Campitelli as Attorney in Fact

Kara Lee Horner, by Kathy Elizabeth Campitelli as Attorney in Fact

Kerri Ann Plaster by Kathy Elizabeth Campitelli as Attorney in Fact

Kerri Ann Plaster, by Kathy Elizabeth Campitelli as Attorney in Fact

Kay Ann Campitelli by Kathy Elizabeth Campitelli as Attorney in Fact

Kay Ann Campitelli, by Kathy Elizabeth Campitelli as Attorney in Fact

Kathy Elizabeth Campitelli, administrator of the Estate of Jack Campitelli

Kathy Elizabeth Campitelli, Administrator of the Estate of Jack Campitelli

State of Colorado
County of Chaffee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Kathy Elizabeth Campitelli, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of December, 2024.

Commission Expires: 09/27/2025

Notary Public:

KAREN M HOWLETT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19974005027
MY COMMISSION EXPIRES 09-27-2025

State of Colorado
County of Chaffee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathy Elizabeth Campitelli, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved herself to be the Attorney in Fact of Kara Lee Horner, Kerri Ann Plaster and Kay Ann Campitelli, the bargainor, and who, being authorized to do so, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of December, 2024.

Commission Expires: 09/27/2025

Notary Public:

KAREN M HOWLETT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19974005027
MY COMMISSION EXPIRES 09-27-2025

State of Colorado
County of Chaffee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathy Elizabeth Campitelli with whom I am personally acquainted and who proved herself to be the Administrator of the Estate of Jack Campitelli, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of December, 2024.

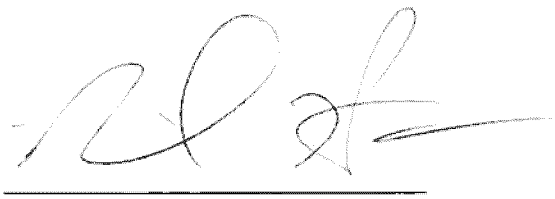
Commission Expires: 09/27/2025

Notary Public:

KAREN M HOWLETT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19974005027
MY COMMISSION EXPIRES 09-27-2025

Certificate of Authenticity

I, Nick Harris, 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 **December 18, 2024**.



Affiant Signature

12/18/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **18th** day of **December**, 20**24**.



Notary's Signature

My Commission Expires: 3/9/27

Date

