Name and Address of New Owner:
Dawn Rachelle Fisher
1102 Lilly Valley Way
Nashville, TN 37209

Send Tax Bills To:
NEW OWNER

Karen Johnson Davidson County
Batch# 1221709 DEEDWARR
12/30/2024 02:02:30 PM 4 pgs
Fees: $23.00 Taxes: $1,380.10
20241230-0101145

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 102-13-0B-034-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Dean Tremano, Randi Tremano, husband and wife, tenants by entirety, as to a one-half undivided interest, Russ Marsala and Erika Romano, husband and wife, tenants by the entirety, as a one-half undivided interest**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Dawn Rachelle Fisher, unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 34 on the plan of Park Place at Charlotte, a horizontal property regime with private elements, as established by the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20160916-0097376, as amended in Instrument No. 20161118-0122072, Instrument No. 20161209-0129493, and in Instrument No. 20170213-0014731, and as shown as Exhibit "A-1" to the amendment to Declarations of Covenants, Conditions and Restrictions for Park Place at Charlotte, of record in Instrument No. 20170213-0014731, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dean Tremano, Randi Tremano, husband and wife, tenants by entirety, as to a one-half undivided interest, Russ Marsala and Erika Romano, husband and wife, tenants by the entirety, as a one-half undivided interest, by Warranty Deed dated October 5, 2017 from Beazer Homes, LLC, a Delaware limited liability

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company, successor in Interest to Beazer Homes Corp., a Tennessee Corporation, recorded October 6, 2017 in Instrument No. 20171006-0102993 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of December, 2024.

Russ Marsala (SEAL)
Russ Marsala

Erika Romano (SEAL)
Erika Romano

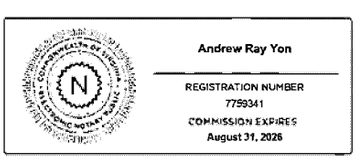
Randi Tremano (SEAL)
Randi Tremano

Dean Tremano (SEAL)
Dean Tremano

STATE OF Virginia
COUNTY OF Hanover

On this 20th day of December, 2024, before me personally appeared Russ Marsala and Erika Romano, 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's (or persons') free act and deed.

Witness my hand, at office, this 20th day of December, 2024.



Notary Signature
My commission expires: 08/31/2026

Notarized by USA Notary using online audio / video communication
Executed in Hanover County, VA

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STATE OF Virginia
COUNTY OF Hanover

On this 20th day of December, 2024, before me personally appeared Randi Tremano and Dean Tremano, 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's (or persons') free act and deed.

Witness my hand, at office, this 20th day of December, 2024.

Andrew Ray Yon
REGISTRATION NUMBER
7759341
COMMISSION EXPIRES
August 31, 2026

Notary Signature
My commission expires: 08/31/2026

Notarized by USA Notary using online audio / video communication
Executed in Hanover County, VA

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $373,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Erika Romano Dean Tremano Russ Marsala Randi Tremano
(Affiant)
Commonwealth of Virginia, County of Hanover
Sworn to and subscribed before me this
20th day of December, 2024.

Andrew Ray Yon
REGISTRATION NUMBER
7759341
COMMISSION EXPIRES
August 31, 2026

Notary Public
My commission expires: 08/31/2026
File No. 2024-7494-TS

Notarized by USA Notary using online audio / video communication
Executed in Hanover County, VA

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Certificate of Authenticity

I, Joshua A. Terry, 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 12/20/24.

Affiant Signature – Joshua A. Terry

12/27/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 12/27/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27