THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$500,000.00**. **Affiant** Subscribed and sworn to before me, this **3rd day of January, 2025**. **Notary Public** **My commission expires:** 8/14/2026

Karen Johnson Davidson County
Batch# 1223413 DEEDWARR
01/06/2025 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20250106-0001086

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 08/19/2026 SUMNER COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Paul Joseph Gentuso and Tamara Sue Gentuso **421 Wellington Square** **Nashville, TN 37214**	New Owner	**085-11-0-111.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Dan A. Skinner and Suzzane B. Skinner, husband and wife, and Ann K. Brent, an unmarried woman, as joint tenants with right of survivorship**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Paul Joseph Gentuso and Tamara Sue Gentuso, husband and wife**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, Being Lot No. 4 on the Plan of the Resubdivision of Lot 2, Wellington Square, LLC, as of record in Plat Book 9700, Page 701, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Dan A. Skinner and Suzzane B. Skinner, husband and wife, and Ann K. Brent, an unmarried woman, as joint tenants with right of survivorship by Warranty Deed from William H. Daniel, Executor of the Estate of Mary Meacham Fishburn of record in Instrument No. 20120313-0021592 Register's Office for Davidson County, Tennessee, dated March 05, 2012 and recorded on March 13, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as **421 Wellington Square, Nashville, TN 37214**.

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 in 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 my/our hand(s) this **2nd day of January, 2025.**

Dan A. Skinner

Suzzane B. Skinner

Ann K. Brent

STATE OF MISSISSIPPI
COUNTY OF Oktibbeha

On this 2nd day of January, 2025, before me personally appeared Dan A. Skinner, Suzzane B. Skinner and Ann K Brent, 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 2nd day of January, 2025.

Notary Signature
My commission expires: Jan. 18. 2025

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 270024
LINDSAY ANN RANDLE
Commission Expires
Jan. 18, 2025
CLAY COUNTY

HE-2024-564

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 01/02/25 (date of document).

Affiant Signature

01/03/25
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 3rd day of January, 2025

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL