Karen Johnson Davidson County
Batch# 1229581 DEEDWARR
01/23/2025 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,919.93
20250123-0005314

This instrument prepared by:
Momentum Title, LLC
271 Robert Rose Drive
Murfreesboro, TN 37129
File Number: 3-4771-KP

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater for this transfer is $518,900.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of January, 2025.

Notary Public
My Commission Expires: 12-2-28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mario Novo and Jennifer Novo 5029 Megan Drive Nashville, TN 37076	New Owner	098 13 0D 004.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Steven J. Delany and Linda L. Delany, husband and wife (individually and/or collectively, "Grantor"), transfer and convey unto Jennifer Novo and Mario G. Novo, wife and husband, (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of WINDSONG SUBDIVISION, as shown by plat of record in Instrument Number 20001122-0115313, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Steven J. Delany and wife, Linda L. Delany, by Warranty Deed from Warren L. Cooksey and wife, Kimberly S. Cooksey, of record in Instrument No. 20050920-0112844, in the Register's Office of Davidson County, Tennessee, dated September 16, 2005 and recorded on September 20, 2005.

This is improved property located at: **5029 Megan Drive, Nashville, TN 37076**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of January, 2025.

GRANTORS:

Steven J. Delany

Linda L. Delany

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steven J. Delany and Linda L. Delany, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of January, 2025.

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires: 5-9-26

202501230005314

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 1/22/25 (date of document).

Jennifer Russell
Affiant Signature

1/23/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 23rd day of January 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

