WARRANTY DEED

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 23 DAY OF January, 2025.

Notary Public

MY COMMISSION EXPIRES: October 25, 2026

(AFFIX SEAL)

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Karen Johnson Davidson County
Batch# 1231970 DEEDWARR
01/30/2025 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20250130-0007082

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Gina Sasser	Gina Sasser	053-06-0A-199.00-CO
(NAME) 2201 Riverway Drive	(NAME) 2201 Riverway Drive	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Gary Lorio, Jr., a single man, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Gina Sasser, an unmarried woman , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being Lot No. 199 on the Plan of Phase 2, Waterford, Subdivision, R10 Residential P.U.D. of record in Plat Book 7900, Page 412 and 413, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Gary Lorio, Jr, single man by Warranty Deed from Franklin B. Daniels and wife, Tina R. Daniels of record in Instrument No. 20171016-0105715 Register's Office for Davidson County, Tennessee, dated October 13, 2017 and recorded on October 16, 2017.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 2201 Riverway Drive, Old Hickory, TN 37138

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 28 day of Jan, 2025

Gary Lorio, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28 day of Jan, 2025, before me personally appeared Gary Lorio, Jr., 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 28 day of Jan, 2025.

Notary Signature
My commission expires: My Commission Expires March 3, 2025

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 1/28/25.

Affiant Signature – Joshua A. Terry

1/30/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/30/25.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON