Karen Johnson Davidson County
Batch# 1234802 DEEDWARR
02/06/2025 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,650.20
20250206-0009109

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater for this transfer is: $446,000.00

Affiant Signature
Subscribed and sworn to before me on this the 3rd Day of Feb. 2025.
Marcia Escobar
Notary Public
My Commission expires 10 / 25 / 2027

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Joanna Sroga and Alexander Perretti
509 Augusta Dr
Hermitage, TN 37076

SEND TAX BILLS TO:
Joanna Sroga and Alexander Perretti
509 Augusta Dr
Hermitage, TN 37076

MAP AND PARCEL NUMBER: Tax ID #: 07504016000

# WARRANTY DEED

24NT01496

Effective the 3 Day of FEB, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**Spartan Properties, LLC**

Hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto

**Joanna Sroga and Alexander D Perretti, a married couple**

Hereinafter called the GRANTEES, 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. 410 on the Plan of Tulip Grove, Section Six of record in Plat Book 4460, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Spartan Properties, LLC from Margaret Ann Depuy, an unmarried woman, by Warranty Deed dated 09/27/2024 and recorded 09/30/2024 in Instrument No. 20240930-0075342, Register's Office of said County.

Being the same property conveyed to Margaret Ann Depuy, an unmarried woman, by Warranty Deed from Elizabeth Elaine Meador, unmarried woman, of record in Instrument No. 20121226-¬0118709 Register's Office for Davidson County, Tennessee, dated December 21, 2012 and recorded December 26, 2012.

This is an improved property commonly known as: 509 Augusta Dr, Hermitage, TN 37076-1539

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. I do covenant with said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, his heirs and assigns, against all 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 our hands this the 3 day of FEB, 2025

Brent Wheeler,
Sole Member of Spartan Properties, LLC

State of TN }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Brent Wheeler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of Spartan Properties, LLC, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 3 day of FEB, 2025

Notary Public
My commission expires: 03/03/2025

DELANA R. STEVENS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

**Tennessee Certification of Electronic Document**

I, Shawn Stevens 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 Feb 3, 2025 (date of document).

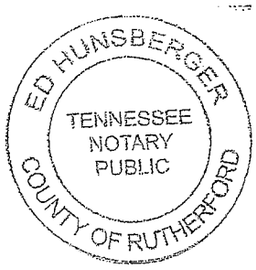
Affiant Signature

2-6-2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6th of February, 2025

(SEAL)




Notary's Signature
My Commission Expires: 1/25/26