WARRANTY DEED

Karen Johnson Davidson County
Batch# 1236138 DEEDWARR
02/11/2025 09:09:30 AM 4 pgs
Fees: $23.00 Taxes: $1,350.50
20250211-0010162

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 6/22/26

(AFFIX SEAL)

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Nicholas Martin Rivera	NEW OWNER	043-15-0-288.00
(NAME)	(NAME)	
1025 New Providence Pass	1025 New Providence Pass	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, we **Gina Antonini and Jasmine Fulkerson, married to each other**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Nicholas Martin Rivera, unmarried man**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Final Plat, Providence Place, of record in Instrument No. 20080703-0068717, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to GINA ANTONINI, A SINGLE WOMAN, by deed from BRITTNEY N. USSERY, AN UNMARRIED WOMAN, of record in Instrument No. 20200324-0032021, dated March 23, 2020, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 1025 New Providence Pass, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

to convey it and the same is 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.

Effective the 6th day of February, 2025.

Gina Antonini

STATE OF NORTH CAROLINA

COUNTY OF DARE

On this 6th day of February, 20 25, before me personally appeared Gina Antonini, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 11/08/2026

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

JACQUELINE F KRETZER
Notary Public - North Carolina
Chowan County
My Commission Expires Nov 8, 2026

Jasmine Fulkerson

STATE OF Tennessee

COUNTY OF Williamson

On this 7th day of February, 20 25, before me personally appeared Jasmine Fulkerson, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 2/7/25 (date of document).

Affiant Signature

2/10/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10th day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON