BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1240197 DEEDWARR
02/24/2025 10 52 34 AM 2 pgs
Fees $13 00 Taxes $2,477 15

20250224-0013379

File #25-TC-5901-O

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $659,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21 DAY OF February, 2025

Notary Public
MY COMMISSION EXPIRES My Commission Expires 10/4/27

KAYLA MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Abigail M Gill	**Churchill Mortgage Corporation**	
(NAME)	(NAME)	**172 05 0B 122.00 CO**
5901 Westheimer Drive	**1749 Mallory Lane, Ste 100**	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

CHARLES SALVATORE AND LARA M. SALVATORE, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ABIGAIL M. GILL, A SINGLE WOMAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 8 on the Plan of STERLING OAKS, PHASE III (EDMONDSON WAY P U D), of record in Instrument No 20001122-0115320, 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 Charles Salvatore and Lara M Salvatore, husband and wife, by Warranty Deed from Jason Allen and wife, Rachel Allen, of record in Instrument No 20171019-0107070, in the Register's Office of Davidson County, Tennessee, dated October 16, 2017, and recorded on October 19, 2017

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of STERLING OAKS, PHASE III (EDMONDSON WAY P U D), as recorded in Instrument No 20001122-0115320
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P U D BOUNDARY PLAT OF STERLING OAKS, a Residential Planned Unit Development, as recorded in Plat Book 9700, Page(s) 770
* Declaration of Covenants, Conditions and Restrictions recorded in Book 10951, Page 547, Amended in Book 11514, Page 959 and Rule Regarding Enforcement of Governing Documents recorded in Instrument No 20130419-0039232
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20001214-0123042
* Easement recorded in Instrument No 20010824-0091876
* Charter for Sterling Oaks Homeowners Association, Inc recorded in Book 10951, Page 540
* Charter for The Sterling Oaks Phase III Homeowners Association, Inc recorded in Instrument No 20001214-0123041
* By-Laws of The Sterling Oaks Phase III Homeowners Association, Inc recorded in Instrument No 20001214-0123043
* Open Space recorded in Instrument No 20050510-0052774, Instrument No 20110421-0030897 and Instrument No 20220315-0030025
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as **5901 Westheimer Drive, Brentwood, TN 37027**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 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(S), 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 the 21st day of February, 2025.

Charles Salvatore

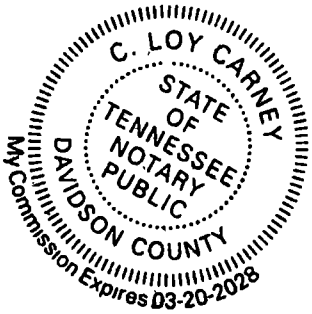
Lara M. Salvatore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of February, 2025, before me personally appeared Charles Salvatore, 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 21st day of February, 2025.

Notary Signature
My commission expires



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of February, 2025, before me personally appeared Lara M Salvatore, 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 21st day of February, 2025

Notary Signature
My commission expires

