Karen Johnson Davidson County
Batch# 1246400 DEEDWARR
03/14/2025 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20250314-0019086

WARRANTY DEED

KAYLA DODD
STATE OF TENNESSEE
NOTARY PUBLIC
COMM. EXP. 04-19-25
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES 4-19-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Kris Oliver, Attorney, Advance Title of Murfreesboro, Inc., 1500 Medical Center Pkwy #3A-9, Murfreesboro, TN 37129

File No.: 2025-80068

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Katherine Lynn Cacopardo	ISERVE RESIDENTIAL LENDING, LLC	
(NAME)	(NAME)	
8043 Bienville Dr, Apt Z3	10815 Rancho Bernardo Rd, Ste 230	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	San Diego CA 92127	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Eighty-Five Thousand And No/100 Dollars ($285,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MARILYN A. BUENO, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KATHERINE LYNN CACOPARDO, A SINGLE WOMAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows:

BEING Unit No. Z-3, as shown on Exhibit "A" of the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a traditional neighborhood

development, annexing additional property known as Section III, The Town Center Homes at Lenox Village, as corrected by First Instrument of Correction of record in Instrument No. 20060221-0020352 and by Second Instrument of Correction of record in Instrument No. 20060309-0027423, all of the Register's Office of Davidson County, Tennessee. Also being part of the property shown on the Final Subdivision Plat of The Town Center Homes at Lenox Village, Section 3, of record in Instrument No. 20060118-0006550

BEING the same property conveyed to Marilyn A. Bueno, by Warranty Deed from Regent Homes, LLC, dated November 6, 2006, appearing of record in Instrument No. 20061107-0138638, of the Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☑ property, known as 8043 Blenville Dr, Apt Z3, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the said GRANTEES 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 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.

Witness our hands this 12th day of March, 2025.

Marilyn A. Bueno

STATE OF ~~TENNESSEE~~ FLORIDA

COUNTY OF HILLSBOROUGH

On this 12th day of March, 20 25, before me personally appeared Marilyn A. Bueno, 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. By means of physical presence, she produced a FL driver license as identification.

Notary Public

LUNDRIA Y. BLAIR NOTARY PUBLIC MY COMMISSION EXPIRES 7-19-2028 STATE OF FLORIDA COMMISSION NUMBER HH 537447

Printed Name: Lundria Y. Blair

My Commission Expires: 07/19/2028

Tennessee Certification of Electronic Document

I, Kayla Dodd, 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 3-12-25 (date of document).

Affiant Signature

3-13-25
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 13 day of March, 2025

Notary's Signature

BREANNA LAUX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY'S SEAL

MY COMMISSION EXPIRES: 12-19-26