Prepared by
Record and Return To
[illegible] and Rosenthal Title, Inc
[illegible] Blvd , Suite 130
[illegible]

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 315,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of March, 2025

Notary Public

COMMISSION EXPIRES _____

Karen Johnson
Batch # 1248014
03/19/2025 11 38 44 AM
Fees $13 00 Taxes $1,165 50

Davidson County
DEEDWARR
2 pgs

20250319-0019683

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO.	MAP PARCEL NUMBERS
Lorenzo Venturella	New Owner	161-11-0A-180-00
(NAME)	(NAME)	
331 Huntington Ridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Joshua P. Berkowitz and Dr. Richard Berkowitz, tenants in common and Farran Summers, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lorenzo Venturella, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A 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. 180 on the Plan of Huntington Ridge Townhouses Site of record in Plat Book 4675, Page 9, 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 Joshua P Berkowitz and Dr. Richard Berkowitz, tenants in common by Warranty Deed from Jennifer Read Litchford and Brandon Thomas Litchford, wife and husband dated August 14, 2020 and filed for record on August 19, 2020 as Instrument No. 20200819-0093415, Register's Office for " Davidson County, Tennessee.

The said Farran Summers, wife of Joshua P. Berkowitz, joins in this conveyance for the purpose of conveying any and all right, title or interest that she may have in subject property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record, and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 331 Huntington Ridge Drive (House Number) (Street) (P O Address) Nashville, TN (City or Town) (State) 37211 (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, successors 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, successors 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 14th day of March, 2025

Joshua P. Berkowitz

Dr. Richard Berkowitz

Farran Summers

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Joshua P. Berkowitz, Farran Summers and Dr. Richard Berkowitz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed for the purposes therein contained

WITNESS my hand and seal this 14th day of March, 2025.

Notary Public

Commission Expires _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires NOV 8 2026