Karen Johnson Davidson County
Batch # 1252540 DEEDWARR
03/27/2025 10:48:14 AM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20250327-0022962

Name and Address of New Owner:
Tyler Perrilo
6017 Blackberry Ridge Lane
Hermitage, TN 37076

Send Tax Bills To:
FirstBank
722 Columbia Ave.
Franklin, TN 37064

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 086-13-0A-110-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jeffrey A. Venuto and Devecia A. Venuto, Trustees, Under the D2E Living Trust, Dated March 29, 2012**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tyler Perrillo, unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 110 on the Corrected Final Subdivision, Plat Magnolia Farms, Phase 2, Section 3, of record in Instrument No. 20190718-0070556, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeffrey A. Venuto and Devecia A. Venuto, Trustees, Under the D2E Living Trust Dated March 29, 2012 by Warranty Deed dated March 20, 2023 from Beazer Homes, LLC, a Delaware Limited Liability Company, recorded March 20, 2023 in Instrument No. 20230320-0020145 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of March, 2025.

D2E Living Trust, dated March 29, 2012

By: _____ (SEAL)
Jeffrey A. Venuto, Trustee

By: Devecia A Venuto (SEAL)
Devecia A. Venuto, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary, of the state and county mentioned, personally appeared Jeffrey A. Venuto and Devecia A. Venuto, Trustees of D2E Living Trust, dated March 29, 2012, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Trustees of D2e Living Trust, dated March 29, 2012, the within named bargainor, a Trusr, and that as such Jeffrey A. Venuto and Devecia A. Venuto, Trustees of D2E Living Trust, dated March 29, 2012, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustees.

Witness my hand, at office, this 18th day of March, 2025.

_____
Notary Signature
My commission expires: 5/23/28

CELESTINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES MAY 23, 2028

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $620,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
21st day of March, 2025.

Notary Public

My commission expires:
File No. 2025-7659-TH

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026