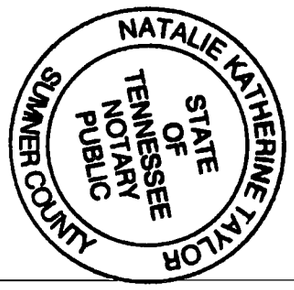
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2025

Notary Public

MY COMMISSION EXPIRES 11/19/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S)
Ardian Petollari	Ardian Petollari	72-16-194 00
(NAME)	(NAME)	
1505 Wayne Drive	1505 Wayne Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No 20250462

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, I/we, **Nancy R. Dromgoole, an unmarried woman,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Ardian Petollari, a married man**, 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

Certain real property situate in Davidson County, Tennessee, and described as follows

Being Lot No 50 on the plan of Part Two Porter Heights of record in Book 1424, page 79, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof

BEING the same property conveyed to Nancy R. Dromgoole, unmarried, by Warranty Deed from Timothy W Potter and spouse, Julie Potter, dated 05/30/1996 and filed of record in Book 10069, page 996, Register's Office for Davidson County, Tennessee

Subject to a sewer easement appearing of record in Book 4083, page 638, Register's Office for said County

Unimproved ☐

This is improved ☒ property, known as 1505 Wayne Drive, Nashville, TN 37206
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

Karen Johnson Davidson County
Batch # 1253982 DEEDWARR
03/31/2025 09 42 50 AM 2 pgs
Fees $13 00 Taxes $1,665 00

20250331-0023881

Witness my hand this 28th day of March 2025

x Nancy R. Dromgoole
Nancy R Dromgoole

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Nancy R Dromgoole, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand, at office, this 28th of March, 2025

Melissa D. Rogers
Notary Public
My Commission Expires 2/27/29

