NEW OWNER:
Gina L. DeStefano
6005 Mount Pisgah Road
Nashville, TN 37211

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 25-148

MAP & PARCEL
172-10-0E-018.00-CO

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1254248 DEEDWARR
03/31/2025 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20250331-0024261

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **SIX HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS ($675,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Gilbert Anthony Polendo and Juanita Mitchell, husband and wife** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Gina Lynn DeStefano, Trustee, or her successors in trust, under the DeStefano Revocable Trust, dated March 27, 2025, and any amendments thereto** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Final Plat of The Meadows at Christiansted Valley, Phase 1 of record in Plat at Instrument No. 20190701-0063770, 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 Gilbert Anthony Polendo and Juanita Mitchell, husband and wife by Warranty Deed from Brittany Joseph F/K/A Brittany Lightsey and Steven Joseph, wife and husband of record in Instrument No. 20220727-0085474 Register's Office for Davidson County, Tennessee, dated July 25, 2022 and recorded on July 27, 2022.

This is IMPROVED property also known as 6005 Mt. Pisgah Rd., Nashville, TN 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 31st day of March, 2025.

Gilbert Anthony Polendo

Gilbert Anthony Polendo

Mitchell

Juanita Mitchell

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Gilbert Anthony Polendo** and **Juanita Mitchell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of March, 2025.

NOTARY PUBLIC

My commission expires: 06-28-25

LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **675,000.00**.

Leah Lankford

AFFIANT

Sworn to and subscribed to before me this 31st day of March, 2025.

NOTARY PUBLIC

My commission expires: 06-28-25

LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 31, 2025.

Affiant Signature

March 31, 2025

Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me on this 31st day of March, 2025.

Notary Signature

My Commission Expires: 06-28-25

NOTARY'S SEAL:

