Karen Johnson Davidson County
Batch # 1254690 DEEDWARR
04/01/2025 09 49 23 AM 2 pgs
Fees $13 00 Taxes $980 50
20250401-0024482

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # B-LAM-25-811

Prepared By ~~& Return To:~~
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-928

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000 00

Affiant

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

Notary Public

Commission Expires. 1/11/26

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jorie JaiDonna Marinucci 811 Longhunter Court Nashville, TN 37217	SAME AS NEW OWNER	135-08-0A-811 00-CO

WARRANTY DEED

FOR AND IN 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,

James E. Theiler, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jorie JaiDonna Marinucci, unmarried

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 in Davidson County, Tennessee, being Unit No. 811, Nashboro Village Nineteen Condominium, a Horizontal Property Regime, as shown on the plat of record in Book 5200, Page 80, as further established by the Master Deed of record in Book 5333, Page 957, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description

Being the same property conveyed to Samantha Lunsford by Warranty Deed from Eric E Cozby, a single man of record in Instrument No. 20170420-0038647 Register's Office for Davidson County, Tennessee, dated April 18, 2017 and recorded on April 20, 2017.

Being the same property conveyed to James E. Theiler, unmarried by Warranty Deed from Samantha Lunsford, a married woman of record in Instrument No 20230420-0029289 Register's Office for Davidson County, Tennessee, dated April 20, 2023 and recorded on April 20, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO. (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 811 Longhunter Court, Nashville, TN 37217

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 so 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.

Dated this the 28 day of March, 2025.

James E. Theiler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28 day of March, 2025, before me personally appeared James E. Theiler, 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's (or persons') free act and deed.

Witness my hand, at office, this 28 day of March, 2025.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHULTZ
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY