Karen Johnson Davidson County
Batch# 1256006 DEEDWARR
04/03/2025 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $3,172.75
20250403-0025415

**Prepared by:**
**Amy Cross Nance**
**Attorney at Law**
**103 Forrest Crossing Blvd Suite 205**
**Franklin, TN 37064**
**615-794-5644**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

**The actual consideration or value, whichever is greater, for this transfer is $857,500.00**

**Affiant**

**Subscribed and sworn to before me this 2nd day of April, 2025.**

**Notary Public**
**My commission expires:** 4/23/2025

Crystal Johnson
State of Tennessee Notary Public
Sumner County

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Jeff Fusco<br>4054 Bryce Road<br>Nashville, TN 37211 | New Owner | 172-15-0C-001-00 |

# Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Laurie Elizabeth Baggan and Kristoff Baggan, wife and husband** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jeff Fusco and Leah Fusco, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1 on the Plan of Resubdivision of Lots 1, 2, 3, and 900 of Brentwood Knoll, Phase 1, of record in Instrument No. 20110810-0061566, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kristoff Baggan and Laurie Elizabeth Baggan, husband and wife, by deed from William O'Bryan, III and wife, Katherine O'Bryan of record in Instrument No. 20211001-0132596, Register's Office for Davidson County, Tennessee, and dated September 29, 2021.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Brentwood Knoll of record in Instrument No. 20110810-0061566 Register's Office for Davidson County, Tennessee.

3. Storm water detention agreement of record in Instrument No. 20051230-0156498 Register's Office for Davidson County, Tennessee.

4. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20120416-0032221 in the official records of the Davidson County Register of Deeds.

This property is improved property known as 4054 Bryce Road, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 1 day of April, 2025.

Laurie Elizabeth Baggan
Laurie Elizabeth Baggan

Kristoff Baggan
Kristoff Baggan

STATE OF New York
COUNTY OF Suffolk

On this 1 day of April, 2025, before me personally appeared Laurie Elizabeth Baggan and Kristoff Baggan, 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 1 day of April, 2025.

Notary Signature
My commission expires: 4/5/2028

LENOR CAPRIA
Notary Public - State of New York
No. 01CA6107478
Qualified in Suffolk County
My Commission Expires 4/5/2028



202504030025415

**Tennessee Certification of Electronic Document**

I, Gregory Vadner, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/1/2025 (date of document).

Affiant Signature

4/3/2025
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 3 day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County