This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1258299 DEEDWARR
04/14/2025 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20250414-0027699

State of TN
County of DAVIDSON
The actual consideration or value, whichever is greater for this transfer is: $470,000

Affiant Signature

Subscribed and sworn to before me on this the 21 Day of MARCH 2025

Notary Public
My Commission expires 10/25/26

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Thomas Anthony DelRossi
813 Maplewood Pl
Nashville, TN 37216

SEND TAX BILLS TO:
Thomas Anthony DelRossi
813 Maplewood Pl
Nashville, TN 37216

MAP AND PARCEL NUMBER: Tax ID #: 05212003200

WARRANTY DEED

25NT00196

Effective the 21ST Day of MARCH 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Joanna E. Routledge, widow, as surviving tenant by the entirety

Hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto

Thomas Anthony DelRossi, a single man

A certain tract or parcel of land lying and being in Davidson County, Tennessee, being bounded and described as follows:

Land in Davidson County, Tennessee, being Lot No. 9, on the Plan of Marlin Meadows, Section 1, of record in Plat Book 1835, Page 108, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard Routledge and Joanna E. Routledge, husband and wife from Patrick E. Carter and Cathy T. Carter, husband and wife, by Warranty Deed dated 02/27/2015 and recorded 03/04/2015 in Instrument No. 20150304-0018986, Register's Office of said County. Richard Routledge died 10/8/2023, leaving Joanna E. Routledge as surviving tenant by the entirety

This is an improved property commonly known as: 709 Nix Pass, Madison, TN 37115-5419

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Witness our hands this the 21 day of March, 2025

Joanna E. Routledge

State of TN
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Joanna E. Routledge,** the within named bargainer, 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 21 day of March, 2025.

Notary Public
My Commission expires: 2-13-28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness our hands this the 21 day of March, 2025

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 March 21, 2025 (date of document).

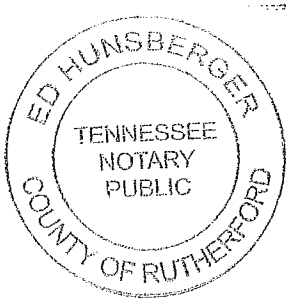
Affiant Signature

2-10-2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10th of March, 2025

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26