WARRANTY DEED

Karen Johnson
Batch # 1260916
04/17/2025 02 53 27 PM
Fees $18 00 Taxes $2,960 00

20250417-0029585

Davidson County
DEEDWARR
3 pgs

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF APRIL, 2025

Notary Public

MY COMMISSION EXPIRES 03-16-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Wesley Ike Gullett **Linda Singletary**	Same as NEW OWNER	
(NAME) **1003 Villa Place**	(NAME)	**105-01-0-125 00**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MELISSA ANN HASTY, UNMARRIED, AND SHERRY H. DIMITRI, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WESLEY IKE GULLETT, AN UNMARRIED MAN AND LINDA SINGLETARY, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land In Davidson County Tennessee, being the Northerly 45 feet of Lot No 20 on the Plan of B F Shields Heirs subdivision, as of record in Book 57, page 31 Register's Office for said County

Said part of Lot No 20 fronts 45 feet on the Westerly side of Villa Place, and runs back between parallel lines, 150 6 feet to an alley

Being the same property conveyed to Melissa Ann Braswell and Sherry B Hasty, joint tenants with rights of survivorship by Warranty deed from Reja Ferdowsi, unmarried of record in Instrument No 20080125-0008124 Register's Office for Davidson County, Tennessee, dated January 23, 2008 and recorded on January 25, 2008

Being the same property conveyed to Melissa Ann Hasty, unmarried and Sherry H Dimitri, married, as tenants in common with right of survivorship by Quitclaim Deed from Melissa Ann Hasty (F/K/A Melissa Ann Braswell), unmarried and Sherry H Dimitri (F/K/A Sherry B Hasty), married of record in Instrument No 20200629-0070362 Register's Office for Davidson County, Tennessee, dated June 22, 2020 and recorded on June 29, 2020

This conveyance is subject to
- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 31, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1003 Villa Place, Nashville, Tennessee 37212**

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, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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

Witness my/our hand(s) this the 14th DAY OF APRIL, 2025

Melissa Hasty
Melissa Ann Hasty by Sherry H Dimitri as Attorney-in-Fact

Melissa Hasty
Sherri H Dimitri

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELISSA ANN HASTY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 14th of April, 2025

Notary Public
My Commission Expires 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELISSA ANN HASTY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of SHERRY H DIMITRI, and who acknowledged he/she/they executed the same as the free act and deed of the said SHERRY H DIMITRI

Witness my hand and official seal, this the 14th of April, 2025

Notary Public
My Commission Expires 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Dawn Martin, 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 April 14, 2025 (date of document).

Dawn Martin
Affiant Signature

Date 4/14/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of April, 2025.

Notary Signature

MY COMMISSION EXPIRES: 11-3-25

