NEW OWNER:
Vico Piccinini and Lisa Piccinini
35 Driftwood Circle
Pacifica, CA 94044

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: 25-156

MAP & PARCEL
083-03-0-349.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1265037 DEEDWARR
04/25/2025 12:07:30 PM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20250425-0031983

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED FORTY THOUSAND AND 00/100 DOLLARS ($340,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Renfolio Property Group LLC, an Illinois Limited Liability Company** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **Vico Piccinini and Lisa Piccinini, husband and wife** ("Grantees"), their 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. 5B of the Zone Lot Division of Lots Nos. 4-8, Campbell Acres, of record in Plat Book 6250, Page 155, amending Plat Book 5800, Page 279, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Edward Burley, unmarried by Cash Deed for Tennessee from Jack F. Kemp, Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 7951, page 768, Register's Office for Davidson County, Tennessee, dated September 27, 1989 and recorded on October 2, 1989.

The said Edward Burley having died on or about September 25, 2023, with the Estate of Edward Burley being administered under Case No. 24P657, in the Seventh Circuit (Probate) Court for Davidson County, Tennessee.

Being the same property conveyed to Juan Bryant, unmarried by Quitclaim Deed from Gloria Westbrook, an unmarried woman of record in Instrument No. 20241003-0076971 Register's Office for Davidson County, Tennessee, dated October 01, 2024 and recorded on October 03, 2024.

Being the same property conveyed to Renfolio Property Group, LLC, an Illinois Limited Liability Company by Warranty Deed from Juan Bryant, unmarried of record in Instrument No. 20241004-0077189 Register's Office for Davidson County, Tennessee, dated October 01, 2024 and recorded on October 04, 2024.

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

GRANTOR covenant with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor 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, Grantor have executed or caused this instrument to be executed by its duly authorized representative, this 24th day of April, 2025.

Renfolio Property Group LLC, an Illinois Limited Liability Company

By:_____
Todd A. Tressler, II, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Todd A. Tressler II**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is **Authorized Agent of, Renfolio Property Group LLC** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 24th day of April, 2025.

Leah Lankford
NOTARY PUBLIC

My commission expires: 7/2/25

LEAH LANKFORD
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY
MY COMMISSION EXPIRES JULY 02, 2025

****

The actual consideration or value, whichever is greater, for this transfer is ~~$~~ **340,000.00**.

AFFIANT

Sworn to and subscribed to before me this 24th day of April, 2025.

NOTARY PUBLIC

My commission expires: 7/2/25

LEAH LANKFORD
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY
MY COMMISSION EXPIRES JULY 02, 2025

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 April 25, 2025.

Affiant Signature

April 25, 2025

Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me on this 25th day of April, 2025.

Notary Signature

My Commission Expires: 06-28-25

NOTARY'S SEAL:

