WARRANTY DEED

Karen Johnson Davidson County
Batch# 1265796 DEEDWARR
04/29/2025 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20250429-0033087

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS TWO HUNDRED NINETY FIVE THOUSAND AND 00/100 (295,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25TH DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/15/2025

(AFFIX SEAL)

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
CARLOS SARACCO AND JULIENNE SARACCO (NAME)	~~NEW OWNER~~ (NAME) Carlos Saracco & Julienne Saracco	**172 12 0D 210.00**
7009 LENOX VILLAGE DRIVE NASHVILLE, TN 37211 (ADDRESS)	1681 Eagle Nest Cir Winter Springs, FL 32708 (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 25th day of April, 2025, the undersigned, **WAYNE ANDREW BROWN AND ELIZABETH BROWN, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **CARLOS SARACCO AND JULIENNE SARACCO, HUSBAND AND WIFE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **7009 LENOX VILLAGE DRIVE, 210, NASHVILLE, TN 37211** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No.210 a/k/a Unit E-22, as shown on Exhibit B-1 & B-2 of the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of LENOX VILLAGE, a Traditional Neighborhood Development, Annexing Additions Property to the Town Center Homes, A Horizontal Property Regime and Residential Neighborhood (Building E), of record in Instrument No. 20050119-0006853, with Master Deed Restrictions recorded in Instrument No. 20020315-0032825 as Supplemented in Instrument No. 20021226-0158459; Instrument No. 20040526-0062221; Instrument No. 20060120-0007913 and Instrument No. 20060321-0032382 with Amendment recorded in Instrument No. 20080326-0030449 in the Register's Office of Davidson County, Tennessee. Also being a part of the same property shown as Lot 3 on the plan of the Resubdivision of Lots 1 and 3, Section One, The Town Center Homes at Lenox Village, of record in Instrument No. 20050120-0007426, said Register's Office.

Being the same property conveyed to Wayne Andrew Brown and Elizabeth Brown, Husband and Wife, by Warranty Deed from Carolina Bejarano, a Single Woman, of record in Instrument No. 20171213-0127301, in the Register's Office of Davidson County, Tennessee, dated December 13, 2017, and recorded on December 13, 2017.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 25th day of April, 2025.

GRANTOR: WAYNE ANDREW BROWN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **WAYNE ANDREW BROWN** , with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 25th day of April, 2025.

Notary Public

3-3-26
My Commission Expires

CARSON ADAIR MOURAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

GRANTOR: ELIZABETH BROWN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **ELIZABETH BROWN**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 25th day of April, 2025.

Notary Public

3-3-26
My Commission Expires

CARSON ADAIR MOURAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Certificate of Authenticity

I, Joshua A. Terry, 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 4/25/25.

Affiant Signature – Joshua A. Terry

4/28/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/28/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27