Prepared by:
Centennial Title Company, Inc
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1064

Karen Johnson
Batch # 1268345
05/02/2025 02 49 02 PM
Fees $13 00 Taxes $6,475 00

Davidson County
DEEDWARR
2 pgs

20250502-0034271

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andre V. Gaccetta and Jill Gaccetta, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Laura Patricia Dresser and Daniel Esteban Dresser, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 120, Cheekwood Terrace Commons, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160330-0030029, Amended in Instrument No. 20160511-0046744 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Andre V. Gaccetta and wife, Jill Gaccetta by Warranty Deed from Build Nashville DBH, LLC of record in Instrument No. 20170706-0067797 Register's Office for Davidson County, Tennessee, dated June 30, 2017 and recorded on July 06, 2017.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 120 Cheekwood Terrace, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Laura Patricia Dresser 120 Cheekwood Terrace Nashville, TN 37205	Fifth Third Bank, National 5001 Kingsley Drive, MD:1MOBA8 Cincinnati, OH 45227	129-12-0L-001.00

WITNESS THE EXECUTION HEREOF this 25th day of April, 2025.

Andre V. Gaccetta **Jill Gaccetta**

State of Tennessee)
County of Davidson)

On this 25th day of April, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Andre V. Gaccetta and Jill Gaccetta, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,750,000.00.**

Affiant

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

Notary Public

My Commission Expires: 7/3/28

DESIREE D. MAXWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY