Karen Johnson Davidson County
Batch# 1270869 DEEDWARR
05/08/2025 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $4,995.00
20250508-0036223

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,350,000.00

Aspen Parker
Affiant

Subscribed and sworn to before me, this 7 day of May, 2025.

Notary Public
My commission expires: 4-10-26

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Stonehenge Properties, LLC	New Owner	**14602000900**
2737 Decherd Blvd		
Decherd, TN 37324		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Sandra Marchetti Click, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stonehenge Properties, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1, Plan of Ralph C Jones Property, of record in Book 2854, Page 38, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Sandra Marchetti Click, by Quitclaim Deed from Ruby B Marchetti, a widow, dated July 29, 1994, of record in Book 9463, Page 145, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Umberto Marchetti and wife, Ruby Marchetti, by Deed from Billy T Sumner and wife, Sue W Sumner, dated August 3, 1959, of record in Book 2928, Page 235, in the Register's Office for Davidson County, Tennessee. Umberto Marchetti died October 16, 1973, leaving Ruby Marchetti as the sole surviving tenant. Grantor herein makes oath that the within described property is neither his/her personal residence, not the personal residence of his./her spouse and/or dependents.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Conditions of owners certificate of record in Book 2854, Page 38, said Register's Office.

Restrictive Covenants of record in Book 1229, Page 60, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 4801 Franklin Pike, Nashville, TN 37220.

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; and we do covenant with the 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 in 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 GRANTEES, 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.

Sandra Marchetti Click Date: 5/6/25
Sandra Marchetti Click

_____ Date: _____

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Sandra Marchetti Click, the within named Grantor(s), 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, at office, this 6 day of May, 2025.

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 12.2.28

Certificate of Authenticity

I, Katie Smith, 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 5/6/25.

Date

Affiant Signature

5/6/25

Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 6 day of May, 2025.

Notary's Signature
My Commission Expires: 12-2-28

Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY