WARRANTY DEED

Karen Johnson Davidson County
Batch # 1273472 DEEDWARR
05/15/2025 09 25.37 AM 2 pgs
Fees $13 00 Taxes $1,957 30

20250515-0038198

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $529,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES 7/1/2026 (AFFIX SEAL)

FAITH NATALIE PETRAS STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

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)
Philadelphia Wilkens and William Vesely		
(NAME)	(NAME)	**112-00-0-110.00**
8956 Old Charlotte Pike		
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143		
(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, **CONNIE DEFEO AND JOSEPH DEFEO, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHILADELPHIA WILKENS AND WILLIAM VESELY, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, 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 shown as Lot 2 on the Plan of the C H Weil Property, not of record, and described according to a survey by Jack R Underwood, dated November, 1966, as follows

Beginning at an iron pin in the West margin of Old Charlotte Road, the common front corner of Lots 1 and 2, thence with the line between said lots, South 81 degrees West 325 feet to an iron pin, thence North 3 degrees 45 minutes East 489 feet to an iron pin; thence with the line between Lots 2 and 3, South 65 degrees East 382 feet to an iron pin in the margin of Old Charlotte Road, thence with the margin of the same, South 285 feet, more or less to the point of beginning, containing 3 acres, more or less

Being the same property conveyed to Connie DeFeo and Joseph DeFeo, wife and husband by Warranty Deed form Keith Mellon and Sandra Skeba, as Tenants in Common with Right of Survivorship, dated July 19, 2023 and recorded July 21, 2023 in Instrument No. 20230721-0056573, Register's Office of Davidson County, Tennessee

Further being the same property conveyed to Keith Mellon and Sandra Skeba, as Tenants in Common with Right of Survivorship by Warranty deed from James M Wilson of record in Instrument No 20190723-0071946 Register's Office for Davidson County, Tennessee, dated July 19, 2019 and recorded on July 23, 2019.

This conveyance is subject to
- Taxes for the year 2025 and thereafter, not yet due and payable.
- Affidavit regarding ingress and egress of record in Book 8231, Page 185 and termination in Instrument No 20190718-0070369, in the Register's Office for Davidson County, Tennessee

- Acreage content of the subject property is not hereby insured Reference to acreage is left in the description merely for convenience in identifying the tract
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **8956 Old Charlotte Pike, Pegram, Tennessee 37143**.

Witness my/our hand(s) this the 13 DAY OF MAY, 2025

Connie DeFeo

Joseph DeFeo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CONNIE DEFEO, 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 executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 13th of May, 2025.

Notary Public
My Commission Expires 03/16/26
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH DEFEO, 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 executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 13th of May, 2025

Notary Public
My Commission Expires 03/16/26
(SEAL)

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

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