Karen Johnson Davidson County
Batch# 1275736 DEEDWARR
05/20/2025 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20250520-0039687

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $460,000.00.

Affiant

Subscribed and sworn to before me this 16th day of May, 2025.

Notary Public
My Commission Expires:
6/23/25

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 2025-1116

Address of New Owner:	Send Tax Bills to:	Tax Information:
Megan Dickinson	New Owner	
5104 Village Trace Nashville, TN 37211		161-10-0A-160.00-CO

WARRANTY DEED

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 acknowledged, we

Katherine Ann De Pinto and Daniel De Pinto, wife and husband

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Megan Dickinson, unmarried woman

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Villages of Brentwood, Phase Two of record in Subject to all matters shown on the Plan of record in Plat Book 6250, Page 169, as corrected by Surveyor's Certificate of Correction of record in Book 8484, Page 140, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Katherine Ann Hornbeerger and Daniel Francesco De Pinto. tenants in common with right of survivorship by Warranty Deed from Michael C. Nastri and Cassie L. Mealer now known as Cassie Nastri, husband and wife of record in Instrument No. 20210910-0121610 Register's Office for Davidson County, Tennessee, dated September 03, 2021 and recorded on September 10, 2021.

Being the same property conveyed to Katherine Ann De Pinto and Daniel Francesco De Pinto, wife and

husband by Quitclaim Deed from Katherine Ann De Pinto and Daniel Francesco De Pinto, wife and husband of record in Instrument No. 20230710-0052621 Register's Office for Davidson County, Tennessee, dated July 07, 2023 and recorded on July 10, 2023.

This conveyance is subject to any and all restrictions and easements of record.

This is ____ improved _____unimproved property and the address of the herein described property is believed to be 5104 Village Trace, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 is 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.

Witness my hands this 16 day of May, 2025.

Daniel Francesco De Pinto

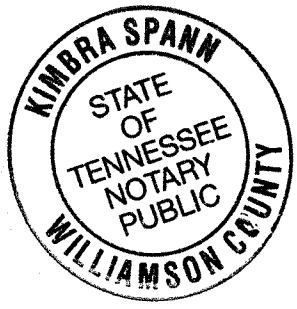
Katherine Ann De Pinto

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of May, 2025, before me personally appeared Daniel Francesco De Pinto and Katherine Ann De Pinto, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of May, 2025.

Notary Signature
My commission expires: 1/17/2027



Certificate of Authenticity

I, Linzie Hahn, 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 5/16/25.

Date

L Hahn

Affiant Signature

5/16/25

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 16th day of May, 2025.

Anna E. Scanlan

Notary's Signature

My Commission Expires: —

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028