THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 300
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$762,400.00**

Subscribed and sworn to before me this 21st day of May, 2025.

Notary Public **Affiant**

My Commission Expires: _____

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Joseph Defeo & Connie Defeo **3091 Jog Rd.** **Green Acres, FL 33467**	Same as New Owner.	**016-00-0-205.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Stephen L. Carney and Sandra G. Carney, husband and wife**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Joseph Defeo and Connie Defeo, husband and wife** the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the plan of Ridgeview Estates, Section II, Phase II, of record in Book 6200, page 692, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 70.76 feet on the southwesterly margin of Lama Terra Court and extends back 494.97 feet on the northwesterly line and 411.55 feet on the southeasterly line to a broken line in the rear, measuring 162.41 feet thereon.

Being the same property conveyed to Stephen Lee Carney and wife, Sandra Gayle Carney by Warranty Deed from Donald E. Alford and wife, Wendy R. Alford of record in Book 8588, page 125, Register's Office for Davidson County, Tennessee, dated March 27, 1992 and recorded on March 31, 1992.

This is improved property known as: 7016 Lama Terra Court, Goodlettsville, TN 37072

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

Karen Johnson
Batch # 1278205
05/27/2025 03 39 49 PM
Fees $13 00 Taxes $2,820 88
Davidson County
DEEDWARR
2 pgs
20250527-0041522

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 21st day of May, 2025

Stephen L. Carney

Stephen L. Carney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Devin Freeman Park** a Notary Public in and for said County and State, **Stephen L. Carney,** the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 21st day of May, 2025

My Commission Expires 1/31/26

DPark

NOTARY PUBLIC

DEVIN F PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

Witness my hand this 21st day of May, 2025.

Sandra G. Carney

Sandra G. Carney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **Sandra G. Carney,** the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 21st day of May, 2025.

My Commission Expires

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

Mary Birthright

NOTARY PUBLIC