Karen Johnson Davidson County Batch# 1282057 DEEDWARR 06/06/2025 12:35:30 PM 3 pgs Fees: $18.00 Taxes: $440.30 20250606-0044728	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $119,000.00 Karen Dias Affiant Subscribed and sworn to before me, this 6th day of June, 2025. Jennifer Russell Notary Public My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 516 Maxine Dr Trust	**New Owner**	**17301018900**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

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,

Leo J Moceri, Jr., married man

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

Erin Dias, Trustee of The 516 Maxine Dr Trust

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. 15A, Zone Lot Division of Lot Nos. 12, 13, 15, and 16, Plan of Monte Carlo, Section IV, of record in Plat Book 5800, Page 242, as amended in Plat Book 6250, Page 577, 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 Leo J Moceri, Jr, by Quitclaim Deed from Shirley D Moceri, dated March 13, 2000, of record in Instrument No. 20000609-0047034, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Leo J Moceri, Jr and wife, Shirley D Moceri, by Deed from Morton H Zigelsky, a married person, dated January 10, 1985, of record in Book 6474, Page 267, in the Register's Office for Davidson County, Tennessee.

Oath is hereby made that the subject property is the primary marital residence of said Grantor and his spouse.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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 516 Maxine Dr, Antioch, TN 37013

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.

Leo J Moceri, Jr. Date: 6/5/25

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Leo J Moceri, Jr., 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 5th day of June, 2025.

NOTARY PUBLIC

My Commission Expires: 6/23/25

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 6/5/25 (date of document).

Jennifer Russell
Affiant Signature

6/6/25
Date

State of Tennessee

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

