Karen Johnson Davidson County
Batch# 1284372 DEEDWARR
06/13/2025 02:14:30 PM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20250613-0046313

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3612455

Return to:

Wagon Wheel Title & Escrow
204 S. 11th Street
Nashville, TN 37206
Attn: Valerie Santori

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer, whichever is greater, is $340,000.00

Affiant

Subscribed and sworn before me this 10TH day of June, 2025.

Notary Public

My Commission Expires: 3/3/26

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Property Address:
735 Tulip Grove Road, Apt. 122
Hermitage, TN 37076

Parcel ID:
075-12-0F-012.00 CO

Property Owner:
Peter D. Dattolo
735 Tulip Grove Road, Apt. 122
Hermitage, TN 37076

Mail tax bills to:
NEW OWNER

THIS INDENTURE is made effective the 5th day of June, 2025, by **EDWARD LOUIS SMOLA, IV and wife, DORALEE ANN CASIAS,** First Party, for the purpose of conveying the premises described herein to **PETER D. DATTOLO, a single man** Second Party. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

W I T N E S S E T H:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Party, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Party, the following real property located in the County of Robertson, State of Tennessee described as follows, to-wit:

Located in Davidson County, Tennessee, being Unit No. 122 (also shown as Parcel 12), on the plan of Tulip Cove Townhomes, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions, and Restrictions of record at Instrument No. 20050525-0059119, as amended at Instrument No. 20080103-0000699 and Instrument No. 20120521-0043906, Register's Office for Davidson County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Edward Louis Smola, IV, an unmarried person, by Warranty Deed dated July 12, 2022 from Angela Hamilton, an unmarried woman, recorded at Instrument No. 20220712-0080236, Register's Office for Davidson County, Tennessee.

Doralee Ann Casias, wife of Edward Louis Smola, IV, party of the first part, joins in the execution of this Warranty Deed for the express purpose of conveying any and all rights which she may have in and to the above described property, but does not join in the covenants and warranties contained herein.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the afore-described real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded at Instrument No. 20050517-0055768; Restrictions, covenants, condition, reservations and easements (deleting therefrom restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), recorded in Instrument No. 20050525-0059119, as amended at Instrument No. 20080103-0000699 and Instrument No. 20120521-0043906; Grant of Easement recorded at Instrument No. 20160301-0019393; Easement for Sanitary Sewer recorded in Book 4123, Page 640 and Utility Codes letter for detached structure recorded in Book 10413, Page 841, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20 25 , which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF*, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Edward Louis Smola, IV

Doralee Ann Casias

STATE OF TN)
COUNTY OF Wilson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Edward Louis Smola, IV,** 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 SEAL AT OFFICE, in Wilson County, this the 21 day of March, 2025.

NOTARY PUBLIC

My Commission Expires: 5-28-28

EMMA ELIZABETH KEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-28-2028

STATE OF TN)
COUNTY OF Wilson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Doralee Ann Casias**, 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 SEAL AT OFFICE, in Wilson County, this the 21 day of March, 2025.

NOTARY PUBLIC

My Commission Expires: 5-28-28

EMMA ELIZABETH KEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-28-2028

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 5. 2025.

Affiant Signature

12th day of June, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028