Return to:
Magnolia Title
1104 Fatherland Street
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1297678 DEEDWARR
07/15/2025 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20250715-0055518

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2025 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
File No. KS-25-9880	

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Castrianni, *et ux*	**New Owner**	
(NAME) 5707 Vine Ridge Drive	(NAME) **5707 Vine Ridge Drive**	103-10-0-080.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) **Nashville, TN 37205**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Kymberly Gerlock, Executor of The Estate of Elizabeth F. Gerlock**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Castrianni and Jennifer Leah Castrianni, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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. 75 on the plan of Section 4, Brookside Courts Addition No. 4 of record in Book 2083, Page 59, Register's Office for Davidson County, Tennessee.

Said Lot No. 75 fronts 78 feet on the Southeasterly margin of Vine Ridge Drive and extends back 193.1 feet on the Northeasterly line and 219 feet on the Southwesterly line in the rear, measuring 85.47 feet thereon.

Being the same property conveyed to Elizabeth F. Gerlock, a single person, by Warranty Deed from James A. Hoyal, II, a single person of record in Book 8644, page 952, Register's Office for Davidson County, Tennessee, dated June 04, 1992 and recorded on June 05, 1992. The said Elizabeth F. Gerlock having since died testate on or about November 1, 2024, and her Last Will & Testament was admitted for Probate in the Probate Court of Davidson County, Tennessee, Case No. 24P2425. Pursuant to the terms of her Last Will & Testament, any real property owned by her at her death is to be administered by her Executor as part of her probate estate.

This is property more commonly known as:
5707 Vine Ridge Drive, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 10th day of July, 2025.

The Estate of Elizabeth F. Gerlock

By: Kymberly Gerlock

Kymberly Gerlock, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Kymberly Gerlock, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Executor of the estate of Elizabeth F. Gerlock, the within named bargainor, and that he/she as such Executor executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself/herself as Executor.

Witness my hand this 10 day of JULY, 2025

NOTARY PUBLIC

My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, Pam Autry, 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 **July 10, 2025**.

Date

Affiant Signature

July 10, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10th** day of **July**, 20**25**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)