WARRANTY DEED

Karen Johnson Davidson County
Batch# 1301039 DEEDWARR
07/23/2025 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $3,663.00
20250723-0058345

File No. EM-25-9884

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $990,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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 NUMBER
Allyson Fesmire and Jack Abrams	New Owner	
(NAME)	(NAME)	
5175 Granny White Pike	Property	145-07-0-037.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, **Joseph A. LaManna, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Allyson Fesmire and Jack Abrams, Both unmarried as joint tenants with rights of survivorship**, 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. 2 on the subdivision of revised plan of Anderson Heights, located in Davidson County, according to a survey by James L. Murphy, Jr. and Company, of record in Book 4175, Page 51, as revised in Book 4175, Page 105, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an existing iron pin in the Westerly right of way of Granny White (as widened) also being the Northeast comer of the D.S. Carter property as recorded in Book 1088, Page 78, and the Southeast corner of the herein described tract; thence running with said D.S. Carter's Northerly line North 72 degree. 50' West 386.89 feet to a point, thence North 17 degree. 53' 41" East 154.73 feet to the center line of a center of a 20 foot common use drive; thence running with said drive around a curve having a radius of 576.44 feet to a distance of 169.52 feet; thence continuing along said center line as follows; South 88 degree. 57' 19" East 72.50 feet to a point; thence around a curve having a radius of 365.21 feet a distance of 126.74 feet to a point, thence south 69 degree. 04'34" East 19.66 feet to the intersection of said common use drive and Western right of way of Granny White Pike (as widened); thence running along said Western right of way of Granny White Pike in a Southerly direction around a curve having a radius of 1,320.70 feet a distance of 210 feet to the point of beginning, containing 1.61 acres, more or less.

Being the same property conveyed to Joseph A. LaManna, unmarried man by Warranty Deed from Brian J. Bergfeld and Megan R. Bergfeld, husband and wife of record in Instrument No. 20191011-0104364 Register's Office for Davidson County, Tennessee, dated October 08, 2019 and recorded on October 11, 2019.

This is property more commonly known as 5175 Granny White Pike, Nashville, TN 37220.

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 18th day of July, 2025.

Joseph A. LaManna

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

On this 18th day of July, 2025, before me personally appeared Joseph A. LaManna, 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 18th day of July, 2025.

Notary Signature
My commission expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

Certificate of Authenticity

I, Emily Manno, 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 **7/18/25**.

Date

Emily Manno

Affiant Signature

7/18/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18** day of **July**, 20**25**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026