WARRANTY DEED

Karen Johnson Davidson County
Batch# 1303455 DEEDWARR
07/30/2025 07:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20250730-0060015

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Cami Brown - Agent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2025.

Frances Meine
Notary Public

MY COMMISSION EXPIRES: January 30, 2026

(AFFIX SEAL)

FRANCES K MEINE
Notary Public - Notary Seal
Warren County - State of Missouri
Commission Number 22630412
My Commission Expires Jan 30, 2026

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Erick Moreno Carapia	Erick Moreno Carapia	105-16-0-031.00
(NAME)	(NAME)	
519 Southern Turf Drive	519 Southern Turf Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cindy Bertoli, a married woman, and husband, and Dino Bertoli**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Erick Moreno Carapia and Griselda Onate, husband and wife,** hereinafter called the GRANTEE(S), his/her/their 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. 11, on the plan of Russwurm Heights (Incorrectly referred as Russwood Heights on prior deed), Section Two, as shown on plat of record in Plat Book 2083, Page 101, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Robert Lee Riley and wife, Katherine Riley by Deed from James M. Stringfield and wife, Mary C. Stringfield, dated 05/20/1976, of record in Book 5031, Page 319, Register's Office for Davidson County, Tennessee.

The said Robert Lee Riley died on May 28, 2011, leaving the said Katherine Riley the sole surviving tenant by the entirety.

Being the same property conveyed to Katherine Riley, as to an undivided 90% interest and Cindy Bertoli, as to an undivided 10% interest, as tenants in common with right of survivorship by Quitclaim Deed from Katherine Riley, an un-remarried widow, dated 09/14/2011, of record in Instrument No. 20110915-0071467, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cindy Bertoli by Quitclaim Deed from Katherine Riley, a single person, and Cindy Bertoli, a married person, dated 02/04/2015, of record in Instrument No. 20150306-0019267, Register's Office for Davidson County, Tennessee.

The said Dino Bertoli joins in this conveyance to waive any and all rights is said property.

There is a typographical error for the subdivision name on prior deeds of record in Book 5031, Page 319 and in Instrument Numbers: 20110915-0071467 and 20150306-0019267 the subdivision name is Russwurm Heights.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 519 Southern Turf Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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

GRANTEE(S), his/her/their 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.

Effective the 14th day of July, 2025.

Cindy Bertoli

Cindy Bertoli

Dino Bertoli

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cindy Bertoli and Dino Bertoli, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of July, 2025.



Notary Public:
My Commission Expires: 1.31.29

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Tennessee Certification of Electronic Document

I, ___**Meghan Napoli**_____, do herby 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 ____**07-14-25**____(date of document).

Affiant Signature

07/14/2025

Date

State of ____**Missouri**____

County of ____**St. Louis**____

Sworn to and subscribed before me this **14th** day of ____**July**____, 20**25**.

Notary's Signature

MY COMMISSION EXPIRES: Jan 30 2026

NOTARY'S SEAL:

FRANCES K MEINE
Notary Public - Notary Seal
Warren County - State of Missouri
Commission Number 22630412
My Commission Expires Jan 30, 2026