WARRANTY DEED

Karen Johnson Davidson County
Batch# 1303569 DEEDWARR
07/30/2025 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,842.60
20250730-0060163

File #25-TC-1175-C

(SEAL)
JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

STATE OF TENNESSEE
COUNTY OF [redacted] WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $498,000.00.

Rachel K. Whipple
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 2025.

Jennifer L. Pennell
Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jamieson Edward Filip	Same as new owner	
(NAME)	(NAME)	
1175 Fitzpatrick Road		**108 04 0A 134.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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 consideration, the receipt of which is hereby acknowledged,

IRIS FAY NICOLETTO AND DANIEL J. NICOLETTO, WIFE AND HUSBAND,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JAMIESON EDWARD FILIP,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 74 on the Plan of VILLAGES OF LARCHWOOD, PHASE II, SECTION IVB of record in Plat at Instrument No. 20040115-0006250, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Iris Fay Nicoletto and Daniel Nicoletto, wife and husband, by Warranty Deed from Thomas Gilbert Mercado and Kathleen Smith-Mercado, husband and wife, of record in Instrument No. 20200903-0100572, in the Register's Office of Davidson County, Tennessee, dated August 31, 2020 and recorded on September 03, 2020.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VILLAGES OF LARCHWOOD, PHASE II, SECTION IVB, as recorded in Instrument Nos. 20040115-0006250, 20020506-0055200.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 8067, Page 792 and as amended in Book 8150, Page 765; Book 8495, Page 747.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 10715, Page 162 and as amended in Book 10940, Page 499.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20000928-0096105.
* Charter for Villages of Larchwood Property Owners Association recorded as Book 8376, Page 933.
* Common Open Space Deed recorded as Book 8400, Page 677; Book 8543, Page 303.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 1175 Fitzpatrick Road, Nashville, TN 37214.

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), their heirs and 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), 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(s) this the 29th day of July, 2025.

Iris Fay Nicoletto

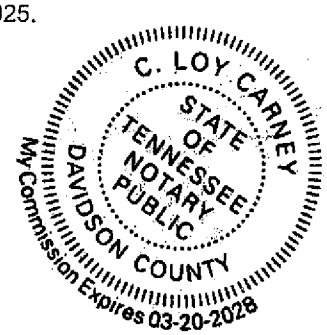
Daniel J. Nicoletto

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of July, 2025, before me personally appeared Iris Fay Nicoletto, 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 29th day of July, 2025.

Notary Signature
My commission expires:

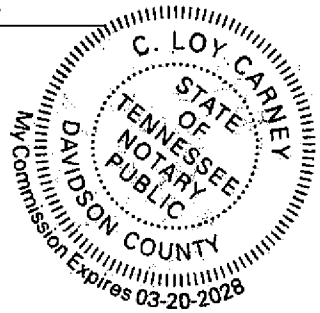


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of July, 2025, before me personally appeared Daniel J. Nicoletto, 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 29th day of July, 2025.

Notary Signature
My commission expires:



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 7/29/25 (date of document).

Jennifer L. Pennell

7/30/25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 7/30, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028

Notary's Seal

