WARRANTY DEED

Karen Johnson Davidson County
Batch# 1309439 DEEDWARR
08/13/2025 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,664.63
20250813-0064284

File #25-PA-0677-O

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF August, 2025.

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)
Lynn Goldsmith, Trustee of SS and LG 2022 Tenancy by the Entirety Trust dated May 4, 2022	**New Owner**	
(NAME)	(NAME)	**143 02 0C 042.00**
111 Clydelan Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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,

SUSAN TORREGROSSA AND TODD PATTON, A MARRIED COUPLE,

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

LYNN GOLDSMITH, TRUSTEE OF SS AND LG 2022 TENANCY BY THE ENTIRETY TRUST DATED MAY 4, 2022,

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 Unit 42, HARPETH KNOLL, A Planned Unit Development, as shown on plat of record in Plat Book 5200, Page 764, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Susan Torregrossa and Todd Patton, by Warranty Deed from Linda Hart, unmarried, of record in Instrument No. 20230815-0063560 and Scrivener's Affidavit recorded in Instrument No. 20230901-0068818, in the Register's Office of Davidson County, Tennessee, dated August 11, 2023 and recorded on August 15, 2023.

Being the same property conveyed to Linda F. Hart, unmarried, by Warranty Deed from Michael E. Machak, unmarried, of record in Instrument No. 20040920-0112718, in the Register's Office of Davidson County, Tennessee, dated September 17, 2004 and recorded on September 20, 2004.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Plat of HARPETH KNOLL, as recorded in Plat Book 5200, Page(s) 764.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 6280, Page 478, as amended in Instrument No. 20070405-0041277 and Instrument No. 20200506-0047306.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6380, Page 201.
* Articles of Incorporation for Harpeth Knoll Homeowners' Association, recorded as Book 6272, Page 636, as amended in Book 8176, Page 699.
* Bylaws for Harpeth Knoll Homeowners' Association, recorded as Book 6280, Page 486, as amended in Instrument No. 20170421-0039040.
* Common Open Space Deed recorded as Book 6353, Page 228.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **677 Harpeth Trace Drive, Nashville, TN 37221**.

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 11th day of August, 2025.

Susan Torregrossa

Todd Patton

STATE OF ~~TENNESSEE~~ Maine dmc
COUNTY OF ~~DAVIDSON~~ dmc Cumberland

On this 11 day of August, 2025, before me personally appeared Susan Torregrossa, 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 11 day of August, 2025.

Notary Signature Donna M. Cach
My commission expires: 3-25-2030

DONNA M. CACH
NOTARY PUBLIC
State of Maine
My Comm. Expires March 25, 2030

STATE OF ~~TENNESSEE~~ Maine dmc
COUNTY OF ~~DAVIDSON~~ dmc Cumberland

On this 11 day of August, 2025, before me personally appeared Todd Patton, 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 11 day of August, 2025.

Notary Signature Donna M. Cach
My commission expires: 3-25-2030

DONNA M. CACH
NOTARY PUBLIC
State of Maine
My Comm. Expires March 25, 2030

True Copy Certification

I, **Tammy Carney,** 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 this the 11 day of August, 2025.

Affiant Signature

Date 8.12.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of August, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

