Karen Johnson Davidson County
Batch# 1309549 DEEDWARR
08/13/2025 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20250813-0064444

2025-1662-TN

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$1,000,000.00.**

Affiant

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me this 12th day of August, 20__.

Notary Public
My Commission expires: 11-21-26
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Joseph Michael Nagy	Same	062-13-0-146-00
2207 Pennington Bend Rd Unt 3 Nashville, TN 37214		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Katrina Marie Martino, a single woman, and Devin Ghazi, a single woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Joseph Michael Nagy, a single man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 4 on the Plan of River View Subdivision, of record in Plat Book 547, Page 93 through 95, inclusive, 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 Katrina Marie Martino, a single woman by Warranty Deed from Brent John Urban and Kathryn Salerno of record in Instrument No. 20220610-0066191, dated June 9, 2022, and recorded June 10, 2022, Register's Office for Davidson County, Tennessee. Further conveyed to Katrina Marie Martino, a single woman and Devin Ghazi, a single woman by Quitclaim Deed from Katrina Marie Martino, a single woman of record in Instrument No. 20220914-0102560, dated September 9, 2022, and recorded September 14, 2022, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **Taxes and assessments for the year 2025 and subsequent years a lien, but not yet due and payable.**
2. **All matters of record on plat of record in Book 547, Page 93, in the Register's Office of Davidson County, Tennessee.**

This is improved property known as: **2207 Pennington Bend Road, Unit 3, Nashville, TN 37214.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple

forever. And the GRANTOR does hereby covenant with the GRANTEE that they are lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 11th day of August, 2025.

Katrina Marie Martino

Devin Ghazi

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Katrina Marie Martino and Devin Ghazi,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 11th day of August, 2025.

Notary Public
My commission expires 8/3/26

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 12, 2025.

J. Carlton Drumwright

August 12, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 12, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY