| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF Montgomery |
|---|---|
| Bankers Title & Escrow Corporation<br>5107 Maryland Way<br>Brentwood, TN 37027<br>P25-17139-BW | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 340,000.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF August 2025<br>Notary Public<br>MY COMMISSION EXPIRES: 9/15/27<br>(AFFIX SEAL) |

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Paul Chatrie** | New Owner | |
| 1016 Cheyenne Blvd. | | 043-16-0-146.00 |
| Madison, TN 37115 | | |
| (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, WE, **John Venezia and Alina Venezia, both unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul Anthony Chatrie, Married Man**

HEREINAFTER CALLED THE GRANTEES, 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. 5, Section I, Revised, Arrowhead Estates, according to survey and plat of same appearing in Plat Book 4955, Page 27, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John Venezia and Alina Venezia, both unmarried, tenants in common with right of survivorship by Warranty Deed from Yosmaikel Bernal Benitez, unmarried man of record in Instrument No. 20220729-0086528 Register's Office for Davidson County, Tennessee, dated July 27, 2022 and recorded on July 29, 2022.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1016 Cheyenne Blvd., Madison, TN 37115**

Karen Johnson Davidson County
Batch# 1313171 DEEDWARR
08/21/2025 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20250821-0067119

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 our hands this the 18 day of August, 2025.

John Venezia

Alina Venezia

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Venezia**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18 day of August, 2025.

Notary Public
My Commission Expires: 10-4-27

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF NY
COUNTY OF Westchester

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **and Alina Venezia**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18 day of August, 2025.

Notary Public
My Commission Expires: 8-29-26

GABRIELLE A MARTIN
Notary Public - State of New York
NO. 01MA6439449
Qualified in Orange County
My Commission Expires Aug 29, 2026

GABRIELLE A MARTIN
Notary Public - State of New York
NO. 01MA6439449
Qualified in Orange County
My Commission Expires Aug 29, 2026

# Certificate of Authenticity

I, Joshua A. Terry, 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 8/18/25 8/20/25

Affiant Signature – Joshua A. Terry

8/21/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/21/25.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON