Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 190
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1313912 DEEDWARR
08/25/2025 10 34 46 AM 2 pgs
Fees $13 00 Taxes $2,057 20

20250825-0067690

RECORD AND RETURN TO
Limestone Title, LLC
580 Franklin Rd
Suite 203
Franklin, Tennessee 37069
File No LTL-32493-25

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $556,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2025

NOTARY PUBLIC

My commission expires _____

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT PREPARED BY
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adrian Taylor 4232 Lone Oak Road Nashville, TN 37215	Same address as new owner	131-03-0D-011-00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED FIFTY SIX THOUSAND AND 00/100 Dollars ($556,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, the undersigned, **MATTHEW SAGGIO, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ADRIAN LEIGH TAYLOR, UNMARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Lying and being in Davidson County, Tennessee, and being Unit A on Lot No 6 of Lone Oak Park Condominiums (incorrectly referenced in previous deed as 'Loan Oak Park') a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5800, page 211 and as further set forth in Exhibit "C" to the Master Deed of record in Book 6108, page 332, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said unit's appurtenant undivided interest in the general and limited common elements of the Condominium
>
> Being the same property conveyed to Matthew Saggio, an unmarried man, from Brent D Blackburn, married, by Warranty Deed dated January 3, 2020 and recorded January 13, 2020 in Instrument #20200113-0004667, said Register's Office

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as. 4232 Lone Oak Road, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Melanie Saggio, wife of Matthew Saggio, joins in this conveyance to quitclaim any and all right, title and interest, in and to the herein described property to said Grantee.

WITNESS OUR HANDS, this 22nd day of August, 2025

GRANTOR(S)

Matthew Saggio

Melanie Saggio

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Matthew Saggio and wife, Melanie Saggio, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 22nd day of August, 2025.

Notary Public

Tisha C Baldwin

Printed Notary Name

My commission expires: 11.28.26

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY