Karen Johnson
Batch # 1315335
08/27/2025 09 42 AM
Fees $13 00 Taxes $6,567 50
Davidson County
DEEDWARR
2 pgs
20250827-0068558

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$1,775,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF August, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES 1/22/29
(AFFIX SEAL)

JENNY L WILSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JANUARY 22, 2029

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILL TO	MAP & PARCEL
Addison Henreid-Mills 5040 & 5030 Villa Crest Drive Nashville, Tennessee 37220	**SAME AS OWNER**	MAP 145 07 0 016.00 145 08 0 025.00

For and in 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,

Jack Urbano, a single man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Addison Henreid-Mills, an unmarried woman

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 Nos. 22 and 23,** on the Plan of Villa Estates of record in Book 3600, Page 66, 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 John F. Reilly, a married man and Jack Urbano, an unmarried man, by Warranty Deed from Lola Ann White, dated June 26, 2023 and filed of record July 3, 2023 as Instrument No. 20230703-0050656, Register's Office for Davidson County, Tennessee. (for value or consideration of $799,000.00) Further conveyed by Quitclaim Deed to Jack Urbano, an unmarried man, dated January 30, 2024 and filed of record February 1, 2024 as Instrument No. 20240201-0007075, said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 206-2-301-307, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following
1) 2025 taxes and subsequent years
2) Any and all restrictions, conditions, and easements of record

This is improved property known as **5040 and 5030 Villa Crest Drive, Nashville, Tennessee 37220.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

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 my hand and official seal at office this 25th day of August, 2025.

Jack Urbano

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jack Urbano, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 25th day of August, 2025.

NOTARY PUBLIC

My Commission Expires February 21, 2027

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

PLEASE RETURN TO.
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027