Karen Johnson Davidson County
Batch # 1316554 DEEDWARR
08/29/2025 10 17 31 AM 2 pgs
Fees $13 00 Taxes $999 00
20250829-0069362

WARRANTY DEED

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000 00

Tracy Perry
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th day of August, 2025

Notary Public

(Affix Seal)

My Commission Expires

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

2025-07-3190

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Daniel Anthony Nastro 220 Buck Run Drive Nashville, TN 37214	NEW OWNER	Map/Parcel 122-01-0A-348-00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Aubrey Milton Witherington, IV and Jessica M. Witherington, formerly Jessica Marie Hattey, husband and wife,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel Anthony Nastro, an unmarried man**, hereinafter called the GRANTEE, his heirs 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 No 15 in Woodland Point, Phase 9, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland's Point), located on Buck Run Drive, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument Number 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument Number 20020725-0089575, said Register's Office (the "First Supplement"), the First Supplement and the Original Declaration being collectively referred to as the ("Declaration"), to which reference is hereby made

Being the same property conveyed to Aubrey Milton Witherington, IV and Jessica Marie Hattey, both unmarried by Warranty Deed from Alyssa L Mitchard, unmarried of record in Instrument No. 20200819-0093335 Register's Office for Davidson County, Tennessee, dated August 17, 2020 and recorded on August 19, 2020 Jessica Marie Hattey and Jessica M. Witherington is one and the same

This conveyance is subject to the following Davidson County property taxes for the year 2025 and subsequent years are lien but not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 220 Buck Run Drive, Nashville, TN 37214.

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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out, and it does further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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

Effective the 28th day August, 2025.

Aubrey Milton Witherington IV

Aubrey Milton Witherington, IV

Jessica M Witherington

Jessica M Witherington

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28 day of August, 2025, before me personally appeared Aubrey Milton Witherington, IV and Jessica M. Witherington, 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 28 day of August, 2025.

Notary Signature
My commission expires:

KATHLEEN HALE MCCLELLAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 11-14-2028