Karen Johnson Davidson County
Batch # 1316850 DEEDWARR
09/02/2025 09 40 13 AM 3 pgs
Fees $18 00 Taxes $1,572 50
20250902-0069784

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref (DL) Title No 64166
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Leonard Primavera 523 Pleasant St. Nolensville, TN 37135	NEW OWNER

TAX MAP PARCEL NUMBERS: 188100C1280CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$425,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marsha Gregory and Todd Hungerford, as joint tenants with right of survivorship,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Leonard Primavera, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of Carothers Crossing Phase 3, Section 1 of record in Instrument No 20170523-0051054, Register's Office for said County, to which Plan reference is hereby made for a more complete description

Being the same property conveyed to Marsha L. Gregory by Warranty Deed from Michael Murphy and Sharleen Murphy, dated June 11, 2020 and recorded on June 15, 2020 of record in Instrument No. 20200615-061227, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 7, 2025, recorded February 13, 2025 of record in Instrument No. 20250213-0010957, said Register's Office subject property was conveyed to Marsha L. Gregory and Todd Hungerford, as joint tenants with right of survivorship

Description Reference Described according to (or by reference to) the recorded subdivision Plan

This conveyance is subject to Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20170523-0051024, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070810-0095900. Easement for Sanitary Sewer Mains Pumps and Appurtenances of record in Instrument No. 20170302-0020826, in the Register's Office for Davidson County, Tennessee. Parking Easement and Maintenance Agreement of record in Instrument No. 20180719-0070523, in the Register's Office for Davidson County, Tennessee Easement and Memorandum of Agreement of record in Instrument No 20070123-0009057 and assignment of Easement of record in Instrument No 20140827-0078032, in the Register's Office for Davidson County, Tennessee The Declaration of Covenants, Conditions and Restrictions of record in Instrument No 20070627-0076582, supplemented in Instrument No. 20171002-0100688, Master Deed Restrictions of record in Instrument No. 20070627-0076581,

supplemented in Instrument No. 20070821-0099817, Instrument No 20070821-0099818, amended in Instrument No. 20080515-0049892, Instrument No 20080515-0049893, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars Charter of Carothers Crossing Neighborhood Association, Inc , of record in Instrument No. 20070307-027908, in the Register's Office for Davidson County, Tennessee

This is improved property, known as 523 Pleasant Street, Nolensville, TN 37135

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26 day of August, 2025

Marsha L Gregory
Marsha Gregory

Todd Hungerford
Todd Hungerford

State of Oregon

County of Deschutes

On this 26 day of August, 2025, before me the undersigned authority, personally appeared Marsha Gregory and Todd Hungerford, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Tiffany Benaway
Notary

My Commission Expires 3/10/26

OFFICIAL STAMP
TIFFANY ANN BENAWAY
NOTARY PUBLIC-OREGON
COMMISSION NO 1022692
MY COMMISSION EXPIRES MARCH 10, 2026

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is. $425,000.00.

Affiant

Sworn and subscribed before me this 28 day of August, 2025

Notary

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

My Commission Expires _____