This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-6852-AJ

STATE OF TENNESSEE
COUNTY OF WILSON

Karen Johnson Davidson County
Batch# 1327288 DEEDWARR
09/26/2025 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20250926-0076930

The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of September, 2025.

ALICIA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2025

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ray Santucci and Gina Santucci 1837 9th Ave N B Nashville, TN 37208	New Owner	052 05 0 063.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Jackie Lee Stringer, a single woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Ray Santucci and Gina Santucci, husband and wife** (individually and/or collectively, "Grantee"), 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. 32 of Block "I" on the Map of the REVISED PLAN OF POWER AND ROTH'S MADISON PARK SUBDIVISION, as of record in Plat Book 843, Page 7, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Jackie Lee Stringer, by Warranty Deed from Mary Lynn Vaughn, John Alan Vaughn, Joseph Robert Vaughn, David Lee Vaughn and Mary Lynn Vaughn and Joseph Robert Vaughn, Trustees of the Stephen Andrew Vaughn Trust, of record in Instrument No. 20121030-0099652, in the Register's Office of Davidson County, Tennessee, dated October 26, 2012 and recorded on October 30, 2012.

This is improved property located at: **322 Emmitt Avenue, Madison, TN 37115**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of September, 2025.

GRANTOR:

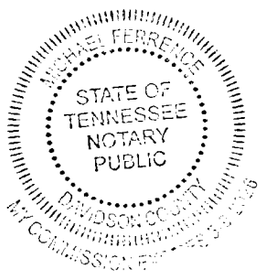
Jackie Lee Stringer

Jackie Lee Stringer

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jackie Lee Stringer, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of September, 2025.



Notary Public
My Commission expires: 5-9-26

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 9-25-2025 (date of document).

Affiant Signature

9-25-2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 25 day of September, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL