THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$400,000.00**. **Affiant** Subscribed and sworn to before me, this 29th day of **September, 2025.** **Notary Public** **My commission expires:** 03/28/28

Karen Johnson Davidson County
Batch# 1328635 DEEDWARR
10/01/2025 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20251001-0078104

MACKENZIE REINACHER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joseph Marcario **1017 Pawnee Trail** **Madison, TN 37115**	United Wholesale Mortgage 585 South Blvd E Pontiac, MI 48341	**053 09 0B 180.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Erin Delaney Olay, a single woman**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Joseph Marcario, an unmarried man**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 95, SECTION FIVE, CUMBERLAND STATION AT WILSON CAMP Subdivision, as shown on Plat of Record in Instrument #20060118-0006553, in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Erin Delaney Olay, a Single Woman, by Warranty Deed from 1 Public Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20241107-0086607, in the Register's Office of Davidson County, Tennessee, dated November 05, 2024, and recorded on November 07, 2024.

Being the same property conveyed to 1 Public Homes LLC, by Substitute Trustee's Deed from Robertson, Anschutz, Schneid, Crane & Partners, PLLC as Substitute Trustee for National Registered Agents Inc., Trustee, of record in Instrument No. 20240820-0063801, in the Register's Office of Davidson County, Tennessee, dated August 12, 2024, and recorded on August 20, 2024.

Being the same property conveyed to Quincy Williams and Monchellas Parks Williams, Married, by Warranty Deed from Randall Phillips Homes, LLC, of record in Instrument No. 20070302-0025818, in the Register's Office of Davidson County, Tennessee, dated January 19, 2007, and recorded on March 02, 2007.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is **improved** property known as **1017 Pawnee Trail, Madison, TN 37115**.

HE-2025-409

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 in 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/our hand(s) this **26th day of September, 2025.**

Erin Delaney Olay

Erin Delaney Olay

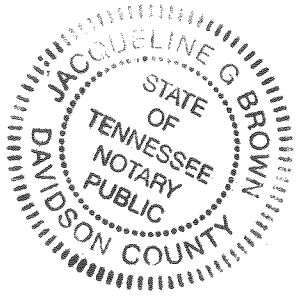
STATE OF TENNESSEE
COUNTY OF SUMNER

On this 26th day of September, 2025, before me personally appeared Erin Delaney Olay, 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 26th day of September, 2025.

Jacqueline G Brown

Notary Signature
My commission expires: 11-3-25



Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 **09/26/2025** (date of document).

Affiant Signature

09/26/2025

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this **26th** day of **September**, 20**25**.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29