Warranty Deed

Karen Johnson
Batch # 1335505
10/17/2025 03 37 04 PM
Fees $13 00 Taxes $1,257 63
20251017-0083082
Davidson County
DEEDWARR
2 pgs

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $339,900 00 Rebecca Affiant Subscribed and sworn to before me this the 16th day of October, 2025 Notary Public My commission expires 7-2-29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. B-61AM-25-338

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers
Nicholas Oliveri and Rebecca Oliveri	same as NEW OWNER	044-05-0-245-00
1137 Cleveland Hall Blvd		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROBERT LAPORTE, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLAS OLIVERI AND REBECCA OLIVERI, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Number 100, on the Subdivision of Rayon City Development Company of record in Book 843, Page 13, Register's Office for Davidson County, Tennessee.

Said Lot Number 100 fronts 50 feet on the southeasterly side of Rayon Drive (formerly Lindberg Avenue) and runs back between parallel lines 150 feet to a dead line.

Being part of the same property conveyed to Roberth Alberto Lamer by Special Warranty Deed from U.S. Bank National Association, as Trustee for GSMPS Mortgage Loan Trust 2006-RP1 of record in Instrument No 20160719-0073983, Register's Office for Davidson County, Tennessee, dated June 27, 2016 and recorded on July 19, 2019.

Being the same property conveyed to Robert Laporte, a single man by Warranty Deed from Roberth Alberto Lamer, dated December 19, 2019 and recorded December 23, 2019 in Instrument No. 20191223-0132612, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 338 Rayon Drive, Old Hickory, TN 37138, but 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of October, 2025.

Robert LaPorte

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert LaPorte, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of October, 2025.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

Notary Public

My Commission Expires: 1·22·29