TITLE & E... YLAND WA... ...TWOOD, TN ... 115

RECORD AND RETURN TO
Limestone Title, LLC
580 Franklin Rd Suite 203
Franklin, Tennessee 37069
File No LTL-34790-25

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1346956 **DEEDWARR**
11/17/2025 10 50 13 AM 2 pgs
Fees $13 00 Taxes $1,161 80

20251117-0091324

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 day of NOV, 2025

NOTARY PUBLIC

My commission expires 3/28/2028

Jeffrey S. Brown
Corporate Alternate Signer

AARON L GIBSON, NOTARY PUBL... COMM EXP MARCH 28, 2028 STATE OF OHIO

THIS INSTRUMENT PREPARED BY
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER.	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
John Venezia & Sara Mellas 2528 Stinson Road Nashville, TN 37214	Same address as new owner	084-16-0-090.00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FOURTEEN THOUSAND AND 00/100 Dollars ($314,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **EQUITY TRUST COMPANY CUSTODIAN FBO RICHARD S. WOFFORD IRA**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **John Venezia, an unmarried man and Sara Mellas, an unmarried woman, as Joint Tenants with Rights of Survivorship**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit.

Land in Davidson County, Tennessee, being Lot No 59 on the Map of Hargis Heights, of record in Plat Book 974, Page 82, Register's Office for said County, to which reference is hereby made for a more complete and accurate description

Being the same property conveyed to Equity Trust Company Custodian FBO Richard S Wofford IRA from Mildred Maynard Dixon, unmarried, by Limited Warranty Deed dated April 21, 2010, and recorded April 27, 2010, in Instrument Number 20100427-0031974, said Register's Office

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee, and to the zoning and subdivision regulations of the appropriate governmental body

This is ___unimproved _X__ improved property, known as. 2528 Stinson Road, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate, that they have a good right to convey the same, and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever

WITNESS MY/OUR HANDS, this 5 day of November, 2025

GRANTOR(S)

Equity Trust Company Custodian FBO Richard S Wofford IRA

By _____

Jeffrey S. Brown

Corporate Alternate Signer

STATE OF
COUNTY OF

Personally appeared before me, _____, a Notary Public, Jeffrey S. Brown who is the Corporate Alternate Signer Equity Trust Company Custodian FBO Richard S Wofford IRA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the Corporate Alternate Signer quity Trust Company Custodian FBO Richard S Wofford IRA, the within named bargainor, and that he/she as such Corporate Alternate Signer executed the within instrument for the purposes therein contained by signing as Corporate Alternate Signer on behalf of Equity Trust Company Custodian FBO Richard S Wofford IRA

WITNESS my hand and seal, this the 5 day of NOV, 2025



Aaron L Gibson
Notary Public

AARON GIBSON
Printed Notary Name

My commission expires 3/28/2028