Karen Johnson Davidson County
Batch# 1347479 DEEDWARR
11/18/2025 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,894.40
20251118-0091640

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $512,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2025

Notary Public

MY COMMISSION EXPIRES: 4/12/27
(AFFIX SEAL)

E. KIRKHAM GORE III STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No. AP-25-11633

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mariana Ionita | New Owner | |
| (NAME) | (NAME) | |
| 7447 Huntwick Trail | | 127-00-0-153.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **William Patrick Hartman and Jenna Sawyer Lorenz Hartman, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mariana Ionita, a married woman** HEREINAFTER CALLED THE GRANTEE, 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 No. 27 on the Plan of Section 2, Huntwick Estates of record in Plat Book 4860, Page 89-90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to William Patrick Hartman and Jenna Sawyer Lorenz Hartman, husband and wife by Warranty Deed from David Schrieber and Melanie Ulrich n/k/a Melanie Schrieber, husband and wife of record in Instrument No. 20220722-0084254 Register's Office for Davidson County, Tennessee, dated July 21, 2022 and recorded on July 22, 2022.**

**This is property more commonly known as 7447 Huntwick Trail, Nashville, TN 37221.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 is 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 this 13 day of November, 2025.

William Patrick Hartman

Jenna Sawyer Lorenz Hartman

STATE OF GEORGIA
COUNTY OF COBB

On this 13 day of November, 2025, before me personally appeared William Patrick Hartman and Jenna Sawyer Lorenz Hartman, 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 13 day of November, 2025.

Notary Signature
My commission expires: 2-4-2026

NAOMI STANFORD
NOTARY PUBLIC
My Commission Expires
February 4, 2026
COBB COUNTY, GEORGIA

# CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 14th day of November, 2025.

K. Thomas Sidwell
Date: 11/14/25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 14th day of November, 2025.

Notary Public
My Commission Expires: 1-21-26

