Karen Johnson Davidson County
Batch# 1355737 DEEDWARR
12/09/2025 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,657.60
20251209-0097778

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
2615 MEDICAL CENTER PARKWAY, STE. 1560
MURFREESBORO, TN 37129
VT251000118

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$448,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 8th day of December, 2025

Notary Public

MY COMMISSION EXPIRES: 3/3/26

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 2615 MEDICAL CENTER PKWY., STE. 1560, MURFREESBORO, TN 37129

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jenna Ciennik and Zoe Mazzu 2503 Midvale Dr. Nashville, TN 37214	LEGACY HOME LOANS DBA STEADFAST HOME MTG 408 HWY 76, WHITE HOUSE TN 37188	084-04-0-035.00

FOR AND IN 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, WE,

Tony Greg Puckett and Jennifer A. Puckett, husband and wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zoe Mazzu, unmarried and Jenna Ciennik, unmarried, as joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTEES, 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. 42, on the plan of McGavock Heights, Section Two, as of record in Book 2330, Page 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 42 fronts 90 feet on the south side of Midvale Drive and runs back between lines, 159.7 feet on the west line and 218.7 feet on the east line to a dead line in the rear, which is a broken line, measuring 113.5 feet thereon.

BEING the same property conveyed to Tony Greg Puckett and Jennifer A. Puckett, husband and wife, by Warranty Deed from Victor Murdaugh White, Executor of the Estate of Helen Murdaugh White, dated 2/28/2022 and recorded 3/1/2022 in Instrument No. 20220301-0023009, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **2503 Midvale Dr., Nashville, TN 37214**
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 our hands this 8th day of December, 2025.

Tony Greg Puckett

Jennifer A. Puckett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tony Greg Puckett and Jennifer A. Puckett the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of December, 2025.

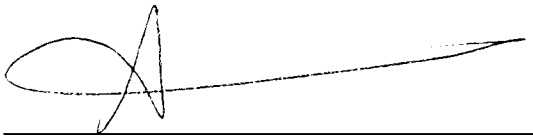
Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-16-2029

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 12/08/2025.



Affiant Signature — Date: 12/08/2025

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12/08/2025.



Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal