Karen Johnson Davidson County
Batch# 1366747 DEEDWARR
01/07/2026 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $943.13
20260107-0001259

WARRANTY DEED

RICHARD SERRATE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD My Commission Expires Nov. 17, 2029

2025-11-3518

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,900.00.

Mary Giamanco
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th day of January, 2026.

Clay Worthy
Notary Public

(Affix Seal)

My Commission Expires: 11/17/2029

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Mary Giamanco 110 Bellevue Rd, #23 Nashville, TN 37221	NEW OWNER	Map/Parcel 142-15-0A-023.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Clay A. Worthy and Laura L. Worthy, as co-Trustees of Worthy Family Trust, U/A dated March 31, 2017**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Giamanco, a single woman,** hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 23, on the Plan of Bellevue Manor Condominiums, a Horizontal Property Regime Pursuant to the Tennessee horizontal property act, as shown on the Master Deed of record in Book 5520, Page 203, amended in Instrument No. 20081217-0120696, Register's Office for said County, and shown on plat of record in Plat Book 5200, Page 231, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a particular description.

Being the same property conveyed to Clay Allen Worthy and Laura Worthy, husband and wife by Warranty Deed from Makenzy Rae Butts Formerly known as Makenzy Rae Davis of record in Instrument No. 20230111-0002265 Register's Office for Davidson County, Tennessee, dated January 09, 2023 and recorded on January 11, 2023.

Being the same property conveyed to Clay A. Worthy and Laura L. Worthy, as co-Trustees of Worthy Family Trust, U/A dated March 31, 2017 by Quitclaim Deed from Clay Allen Worthy and Laura Worthy, husband and wife of record in Instrument No. 20250722-0057961 Register's Office for Davidson County, Tennessee, dated July 21, 2025 and recorded on July 22, 2025.

This conveyance is subject to the following: Davidson County property taxes for the year 2026 and subsequent years are a lien but not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 110 Bellevue Rd, #23, Nashville, TN 37221.

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, her heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Effective the _____ day January, 2026.

Worthy Family Trust, U/A dated March 31, 2017

By: Clay A. Worthy, Trustee
Clay A. Worthy, Trustee

By: Laura L. Worthy, Trustee
Laura L. Worthy, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Clay A. Worthy and Laura L. Worthy, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Trustees of Worthy Family Trust, U/A dated March 31, 2017, the within bargainor, and that they as such Trustees, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing their names as Trustees of Worthy Family Trust U/A dated March 31, 2017.

Witness my hand, at office, this 31st day of ~~January, 2026.~~ December 2025.

Notary Public

My commission expires: 11-25-2028

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-25-2028

:

I, Kirsten Virden, 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 12/31/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 12/31/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 day of December, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

