Karen Johnson Davidson County
Batch# 1371512 DEEDWARR
01/21/2026 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20260121-0005029

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #26-1012

WARRANTY DEED

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, the undersigned **Caroline Michelle Cirame, a single person, and John Cirame and Suzanne Cirame, a married couple**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel Vieira and Layne Vieira, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 214 on the Plan of Plan of Huntington Ridge Townhouses of record in Plat Book 4675, Page 9, 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 Blaine Reedy and Skye Reedy, Husband and Wife by Warranty Deed from Trishawna Quincy, an unmarried woman of record in Instrument No. 20210923-0127965, Register's Office for Davidson County, Tennessee, dated September 21, 2021 and recorded on September 23, 2021.

Being the same property conveyed to Caroline Michelle Cirame, a single person, and John Cirame and Suzanne Cirame, a married couple by Warranty Deed from Blaine Reedy and Skye Reedy, husband and wife of record in Instrument No. 20250303-0015535, Register's Office for Davidson County, Tennessee, dated February 27, 2025 and recorded on March 03, 2025.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 443 Huntington Ridge Drive, Nashville, TN 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Layne Vieira **Daniel Vieira** **443 Huntington Ridge Drive** **Nashville, TN 37211**	Same	**161-11-0A-214.00**

WITNESS THE EXECUTION HEREOF this 14th day of January, 2026.

Caroline Michelle Cirame

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 15, 2030

State of Massachusetts)
County of MIDDLESEX)

On this 14th day of January, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Caroline Michelle Cirame, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 2/18/30

John Cirame

Suzanne Cirame

State of Massachusetts)
County of MIDDLESEX)

On this 14th day of January, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named John Cirame and Suzanne Cirame, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 2/15/30

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 15, 2030

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 285,000.00.**

Affiant

Sworn and subscribed before me on this the 15th day of January, 2026.

Notary Public

My Commission Expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 January 15, 2026.

J. Carlton Drumwright

January 15, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 15, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY