20261004R Karen Johnson Davidson County Batch # 1375824 **DEEDWARR** 02/04/2026 02:17:28 PM 2 pgs Fees: $13.00 Taxes: $3,478.00 20260204-0007918	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $940,000.00. Affiant Subscribed and sworn to before me, this the 28th day of January, 2025. Notary Public My commission expires: 05/08/28

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-BMR-26-6116

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Derek Smith	UNITED WHOLESALE MTG.	**017-00-0-317.00**
6116 Lickton Pike	585 SOUTH BOULEVARD E	
Goodlettsville, TN 37072	PONTIAC, MI 48341	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Peter Santostefano and Vickie Santostefano, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

R.
Derek Smith, unmarried

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Tract No. 1 of the subdivision of a 15.13 acre tract owned by Dennis H. Parker and wife, Mary N. Parker, described according to a survey dated April 7, 1989, by Joe M. Cummings, Registered Land Surveyor No. 1513 (Job No. 89-036 (S)-011), as follows:

Beginning at an iron pin in the Northerly margin of Lickton Pike, said point being 960 feet, more or less West of the Intersection of Lickton Pike and Freeman Hollow Road, a corner to the property of James A. Ridley, Jr., et ux., of record in Deed Book 6436, page 321, said Register's Office; thence, with said margin of said Lickton Pike on a curve having a delta angle of 12 degrees 34 minutes 56 seconds, a radius of 1,457.40 feet, a tangent of 160.67 feet at a length of 268.47 feet to an iron pin; thence leaving said margin of said Lickton Pike, North 4 degrees 36 minutes 20 seconds East, 300.00 feet to an iron pin; thence North 36 degrees 06 minutes 03 seconds, East 271.63 feet to an iron pin; thence, North 71 degrees 43 minutes 18 seconds East, 311.90 feet to an iron pin; thence, North 44 degrees 18 minutes 34 seconds East, 178.58 feet to an iron pin; thence, South 12 degrees 47 minutes 05 seconds East with the properties of Marvin E. Tait, et ux., and First American National Bank of Nashville, 182.40 feet to an iron pin; thence South 11 degrees 25 minutes 25 seconds West, 97.40 feet to an iron pin; thence South 60 degrees 30 minutes 09 seconds, West 394.37 feet to an iron pin; thence South 5 degrees 52 minutes 01 seconds West, 392.40, feet to the point of beginning and containing 5.04 acres, more or less.

Being the same property conveyed to Peter Santostefano and Vickie Santostefano, husband and wife by Warranty Deed from Shayne Merrick and Alexandra Merrick, husband and wife of record in Instrument No. 20200422-0042329 Register's Office for Davidson County, Tennessee, dated April 15, 2020 and recorded on April 22, 2020.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_X_) unimproved (____) property known as 6116 Lickton Pike, Goodlettsville, TN 37072.

[signatures appear on the following page]

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF 28th day of January, 2026:

Peter Santostefano

Vickie Santostefano

STATE OF FLORIDA)
)
COUNTY OF SARASOTA)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Peter Santostefano and Vickie Santostefano, 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.
By means of physical presence. ID Produced; FL Drivers License
Witness my hand, at office, this the 23rd day of January, 2026.

My Commission Expires: 11-15-2027

Notary Public Beth McKinnon

BETH MCKINNON
Notary Public - State of Florida
Commission # HH 423792
My Comm. Expires Nov 15, 2027