Karen Johnson Davidson County
Batch# 1390484 DEEDWARR
03/09/2026 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,849.97
20260309-0018674

WARRANTY DEED

LORI BUIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,992.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of March, 2026

Notary Public

MY COMMISSION EXPIRES: 6/29/27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Correnti	Primary Residential Mortgage	11903011300
(NAME)	(NAME)	
363 Flushing Drive	1980 N 2200 W	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Daniel Judy and wife, Kellys Judy,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John Correnti, a married man,** 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:

Being Lot No. 106, Section 5 on the Plan of Glencliff Estates of record in Book 2133, page 21, Register's office for Davidson County, Tennessee, to which plan reference is herby made for a more complete and detailed description.

Being the same property conveyed to Daniel Judy, by deed of record in Instrument NO. 20150414-0032706, Register's Office for Davidson County, Tennessee.

Kellys Judy joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record..

unimproved ☐

This is improved ☑ property, known as 363 Flushing Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 6th day of March, 2026.

Daniel Judy

Kellys Judy

State of Tennessee
County of Davidson

Personally appeared before me Daniel Judy and Kellys Judy, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of March, 2026.

Notary Public

My Commission Expires: 11/20/29

File No.: 17946

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 3/6/2026 (date of document).

Affiant Signature

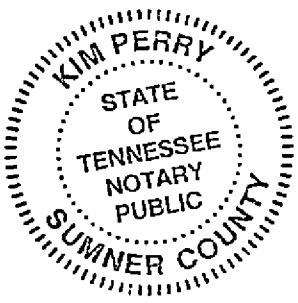
3/6/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 6th day of March, 2026.



Notary's Signature

MY COMMISSION EXPIRES: 1/30/29