Karen Johnson Davidson County
Batch# 1391269 DEEDWARR
03/10/2026 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,838.90
20260310-0019054

This Instrument Prepared By:
C. WAYNE TOMERLIN
Attorney at Law
24 Public Square
Lawrenceburg, TN 38464

WARRANTY DEED

GRANTOR: ANDREW J. NASH A/K/A ANDREW NASH, AND ALEXIS A. SCOTT A/K/A ALEXIS SCOTT

GRANTEE: ROBERT MARRACCINI AND MARY MARRACCINI

FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED NINETY SEVEN THOUSAND AND 00/100 AND ($497,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said **ANDREW J. NASH AND ALEXIS A NASH, HUSBAND AND WIFE,** have bargained and sold and does hereby bargain, sell, convey, and confirm unto **ROBERT MARRACCINI AND MARY MARRACCINI, HUSBAND AND WIFE,** the following described real estate, being more fully described as follows:

Land in Davidson County, Tennessee, being Lot(s) 123, as shown on the map entitled Burkitt Springs Phase 1, of record in Instrument No. 20140115-0004012, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nolan Verner and Tory Verner, husband and wife by Warranty Deed from Todd S. Campbell and Victoria Campbell, husband and wife of record in Instrument No. 20180424-0038307 Register's Office for Davidson County, Tennessee, dated April 20, 2018 and recorded on April 24, 2018.

Being the same property conveyed to Andrew J. Nash a/k/a Andrew Nash, an unmarried man and Alexis A. Scott a/k/a Alexis Scott, an unmarried woman by Warranty Deed from Nolan Verner and Tory Verner, husband and wife of record in Instrument No. 20240401-0022000 Register's Office for Davidson County, Tennessee, dated March 28, 2024 and recorded on April 01, 2024.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title, and interest, thereto belonging to the said **Robert Marraccini and Mary Marraccini,** their heirs and assigns forever. And we do covenant with the said **Robert Marraccini and Mary Marraccini,** that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it and the same is unencumbered except as set out above.

And we do further covenant and bind ourselves, our successors, and assigns, to warrant and forever defend title to said land to **Robert Marraccini and Mary Marraccini,** their heirs and assigns against lawful claims of all persons whomsoever.

WITNESS OUR HANDS THIS 7th DAY OF March, 2026.

Andrew J. Nash a/k/a Andrew Nash

Alexis A. Scott a/k/a Alexis Nash

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of March, 2026 before me, personally appeared **Andrew J. Nash a/k/a Andrew Nash and Alexis A. Scott a/k/a Alexis Nash** to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that they executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein contained and expressed.

Notary Public
My Commission Expires: 7/17/27

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 7/17/2027

We hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, **($497,000.00)**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 9 day of March, 2026.

Notary Public
My Commission Expires: _____

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 02/21/2029
MAURY COUNTY

Map/Parcel ID: 187-05-0A-123.00-CO

PROPERTY ADDRESS:713 Westcott Lane Nolensville, TN 37135

SEND TAX BILLS TO NEW OWNER: Robert Marraccini and Mary Marraccini 713 Westcott Lane Nolensville, TN 37135

CERTIFICATION

I, Lisa Gillin (owner/preparer of document), 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 3-7-26 (date).

Affiant Signature

3-7-26
Date

STATE OF TENNESSEE

COUNTY OF LAWRENCE

Sworn to and subscribed before me this 7 day of March 2026.

Notary Signature

My Commission Expires: _____

SONDRA A. MOUNGEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/21/2029
MAURY COUNTY