Karen Johnson Davidson County
Batch# 1395449 DEEDWARR
03/20/2026 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $654.90
20260320-0022386

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $177,000.00

Affiant

Subscribed and sworn to before me, this 19 day of March, 2026.

Notary Public
My commission expires:
5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Jennifer DeMasis	**New Owner**	**142060D04100**
510 Doral Country Dr		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Theresa Marchese, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer DeMasis

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:

Land in Davidson County, Tennessee, being Unit No. 78B, Doral Country Villa, a Horizontal Property Regime, as shown on plat of Section Seven-Site Plan, Doral Country Villa, Condominium Apartments, recorded in Plat Book 5200, Page 223, said Register's Office, and described in Master Deed of record in Book 5532, Page 727, as amended in Book 5623, Page 252, said Register's Office, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Theresa Marchese, unmarried, by Warranty Deed from Paul D Carroll and wife, Linda R Carroll, dated March 5, 2007, of record in Instrument No. 20070327-0036673, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 510 Doral Country Dr, 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 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 in 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.

_____ Date: 3/19/26
Theresa Marchese

_____ Date: _____

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Theresa Marchese, the within named Grantor(s), 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.

Witness my hand, at office, this 19th day of March 2026.

_____
NOTARY PUBLIC

My Commission Expires: 5/2/24

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/08/2029 DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 3-19-26.

Affiant Signature 3-19-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 19 day of March, 2026.

Notary Signature

My Commission Expires: 5-9-26

