Karen Johnson Davidson County
Batch# 1405894 DEEDWARR
04/15/2026 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20260415-0030894

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 1.31.26
(AFFIX SEAL)

JENNIFER JONES Notary Public At Large NELSON COUNTY, TN

DM-WW-26-505

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Zachary Moon and Joy L. Richardson	Same as New Owner	
(NAME)	(NAME)	147-11-0-103.00
505 Northcrest Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **DARCY M. LYNCH AND MARK E. JANNITTO, WIFE AND HUSBAND AND HANNAH VERMILYE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZACHARY MOON, HUSBAND, AND JOY L. RICHARDSON, WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

The real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Lot 452, Whispering Hills, Section II-C, as shown on plat of record in Plat Book 2663, Page 66-67, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Darcy M. Lynch and Mark E. Jannitto, wife and husband by Warranty Deed from Sarah Katelyn Hall and John Leroy Hall, wife and husband of record in Instrument No. 20190912-0092372 Register's Office for Davidson County, Tennessee, dated September 09, 2019 and recorded on September 12, 2019.

Being the same property conveyed to Darcy M. Lynch and Mark E. Jannitto, wife and husband, and Hannah Jannitto, unmarried, as joint tenants with rights of survivorship by Quitclaim Deed from Darcy M. Lynch and Mark E. Jannitto, wife and husband of record in Instrument No. 20200709-0074677 Register's Office for Davidson County, Tennessee, dated October 18, 2019 and recorded on July 09, 2020.

Hanna Jannitto has since married and is now Hannah Vermilye. The said property has never been the martial residence of Hannah Vermilye and his/her current spouse.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page (s) 66 and 67, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2797, Page 483, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Book 6154, Page 528, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 505 Northcrest Drive, Nashville, Tennessee 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(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 hand(s) this the 14 DAY OF APRIL, 2026.

READ AND APPROVED BY:

Darcy M. Lynch

Mark E. Jannitto

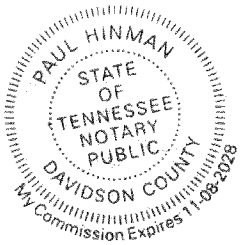
Hannah Vermilye

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DARCY M. LYNCH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of April, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

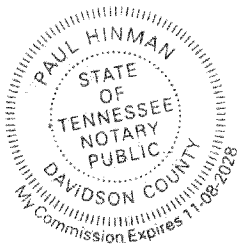


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK E. JANNITTO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of April, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

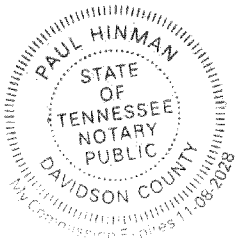


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HANNAH VERMILYE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of April, 2026.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 April 14,2026.

Lissa Groom
Affiant
Date: April 14, 2026

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 14 day of April, 20 26

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON