Karen Johnson
Batch # 1422631
05/20/2026 08:23:14 AM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDWARR
4 pgs

20260520-0045260

WARRANTY DEED

MAIL RECORDED DEED TO:

TOMI FARR, ESQ.
PRAESIDIUM LAW, PLLC
4450 S. RURAL ROAD
SUITE C-120
TEMPE, AZ 85282

OWNER (SEND TAX BILLS TO):

GLENN DE GHETTO, TRUSTEE
THERESA DE GHETTO, TRUSTEE
4560 E. BARBARITA COURT
GILBERT, AZ 85234

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GLENN DE GHETTO and THERESA DE GHETTO, husband and wife (herein, "Grantor"), whose address is 4560 E. Barbarita Court, Gilbert, AZ 85234, hereby sells, transfers and conveys to GLENN DE GHETTO AND THERESA DE GHETTO, TRUSTEES, or any successors in trust, under the GLENN & THERESA DE GHETTO FAMILY TRUST dated April 14, 2026 and any amendments thereto (herein, "Grantee"), whose address is 4560 E. Barbarita Court, Gilbert, AZ 85234, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 127 Morton Mill Circle, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a) (1)(C)(vi) as it is a transfer to or from a revocable living trust in accordance with that section.

PIN NO: 141120D12700CO

This Instrument Prepared By: REGINALD P. HARRION, ESQ.
C/O U.S. DEEDS
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 29th day of April, 2026.

GRANTOR:

Glenn De Ghetto

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Glenn De Ghetto, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of April, 2026.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: January 23, 2027

DIANA MARIBEL FERNANDEZ
Notary Public, State of Arizona
Maricopa County
Commission # 643204
My Commission Expires
January 23, 2027

GRANTOR:

Theresa De Ghetto

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Theresa De Ghetto, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of April, 2026.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: January 23, 2027

DIANA MARIBEL FERNANDEZ
Notary Public, State of Arizona
Maricopa County
Commission # 643204
My Commission Expires
January 23, 2027

OATH OF CONSIDERATION

STATE OF Arizona
COUNTY OF Maricopa

The actual consideration or value, whichever is greater, for this transfer is $50.00.

Grantee:

Glenn & Theresa De Ghetto Family Trust dated April 14, 2026

Glenn De Ghetto, Trustee

Subscribed and sworn to under oath before me, this 29th day of April, 2026 by Glenn De Ghetto, as Trustee of Glenn & Theresa De Ghetto Family Trust dated April 14, 2026.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: January 23, 2027

DIANA MARIBEL FERNANDEZ
Notary Public, State of Arizona
Maricopa County
Commission # 643204
My Commission Expires
January 23, 2027

Grantee:

Glenn & Theresa De Ghetto Family Trust dated April 14, 2026

Theresa De Ghetto, Trustee

Subscribed and sworn to under oath before me, this 29th day of April, 2026 by Theresa De Ghetto, as Trustee of Glenn & Theresa De Ghetto Family Trust dated April 14, 2026.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: January 23, 2027

DIANA MARIBEL FERNANDEZ
Notary Public, State of Arizona
Maricopa County
Commission # 643204
My Commission Expires
January 23, 2027

EXHIBIT A

[Legal Description]

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit No. 127, on the plan of Third Revision, Morton Mill Estates, of record in Plat Book 7900, Page 561, said Register's Office, reference to which is hereby made for a more complete description.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Plat Book 6900, Page 406, Plat Book 7900, Page 561, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 7546, Page 145, said Register's Office. Said restrictions were amended in Book 7936, Page 704 and Book 8079, Page 804, said Register's Office.
Said By-Laws were amended of record in Book 7936, Page 709, said Register's Office.
Communications Right of Way Easement of record in Book 6009, Page 51, said Register's Office.
Charter of record in Book 7414, Page 335, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Book 7548, Page 963, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20111115-0089059 on November 15, 2011.

PIN NO: 141120D12700CO

STREET ADDRESS:

127 Morton Mill Circle, Nashville, TN 37221

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.