Karen Johnson Davidson County
Batch# 1423412 DEEDWARR
05/21/2026 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,011.95
20260521-0046039

WARRANTY DEED

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

File No. PA-26-2101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 2026

Notary Public

MY COMMISSION EXPIRES: 1/24/28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul David Putrus and Nicole S. Terranova	NEW OWNER	
(NAME)	(NAME)	
218 Harpers Mill Ct		064-12-0A-218.00-CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/we, **Anna Noelle Lepetri and Daniel Anthony Louise, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAUL D. PUTRUS, A SINGLE PERSON AND NICOLE S TERRANOVA, A SINGLE PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 218 as shown on the Plan of SECTION ONE, FOX RUN CONDOMINIUM APARTMENTS, of record in Plat Book 4860, Page 52 and ADDITION TO SECTION ONE FOX RUN CONDOMINIUM APTS in Plat Book 5200, Page 89, Register's Office for Davidson County, Tennessee, and in the Master Deed establishing a Horizontal Property Regime of FOX RUN (SECTION ONE), of record in Book 4956, Page 582, as amended recorded in Book 8510, Page 92, Register's Office for Davidson County, Tennessee, with By-Laws of record in Book 4956, Page 590, as amended recorded in Book 5174, Page 609; Book 5548, Page 852, Book 5564, Page 582; Book 5896, Page 1; Book 8510, Page 100; Instrument No. 20120620-00[illegible]ment No. 20181009-0100048; and as amended and Restated recorded in Instrument No. 20220712-0079805, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Anna Noelle LePetri and Daniel Anthony Louise, wife and husband by Warranty Deed from Jessica Elaine Brown of record in Instrument No. 20230111-0002549 Register's Office for Davidson County, Tennessee, dated January 05, 2023 and recorded on January 11, 2023.

This is property more commonly known as 218 Harpers Mill Ct, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 8th day of May, 2026.

Anna Noelle Lepetri

Daniel Anthony Louise by
Daniel Anthony Louise by Anna Noelle Lepetri, Attorney-In-Fact

Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of May, 2026, before me personally appeared Anna Noelle Lepetri, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of May, 2026.

Notary Signature
My commission expires: May 8, 2028

Andrew Sucre
State of Tennessee
Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Anna Noelle Lepetri, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Power of Attorney Daniel Anthony Louise, and that this instrument was executed on behalf of the said Daniel Anthony Louise, for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book _____, page _____, in the Register's Office for Davidson County, Tennessee.
20260520-0045576
Witness my hand and official seal this 8th day of May, 2026

Notary Signature
My commission expires: May 8, 2028

Andrew Sucre
State of Tennessee
Notary Public
Davidson County

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 May 8, 2026

Affiant Signature

May 8, 2026
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 8 day of May, 20 26.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY