THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9739-WE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00. Nancy Emch Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July, 2026. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1442913 DEEDWARR
07/07/2026 11:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260707-0061057

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jayson Litrio and Laurie Pallotta	New owners	
198 Lake Chateau Drive		097-08-0A-071.00 CO
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, WE, **Dennis Litrio and Donna Litrio, husband and wife,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jayson Litrio and Laurie Pallotta, husband and wife,**

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 M-5 on the Plan of Lake Chateau Condominium Apartments, Section I, as of record in Plat Book 6250, page 607, Register's Office for Davidson County, Tennessee, to which Plan reference is here by made for a more complete and accurate description of said property.

Being the same property conveyed to DENNIS LITRIO AND DONNA LITRIO, HUSBAND AND WIFE, by deed from THE ESTATE OF PATRICIA WILLENE VALENTINE, of record in Instrument No. 20121017-0095177, dated October 15, 2012, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This improved property is known as **198 Lake Chateau Drive, Hermitage, TN 37076**

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 our hands this the 2nd day of July, 2026.

Dennis Litrio

Donna Litrio

STATE OF FL
COUNTY OF Sarasota

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dennis Litrio and Donna Litrio,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 2nd day of July, 2026.

My Commission expires: 06-03-2029

Notary Public Marsha Cole

✓ Physical presence
___ Online Notarization
___ Personally Known
✓ Produced Identification FLDL

MARSHA COLE
Notary Public, State of Florida
My Comm. Expires June 03, 2029
Commission No. HH683328

Tennessee Certification of Electronic Document

I, Elizabeth Yerger, 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 July 2, 2026.

Affiant Signature

July 6, 2026.
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of July, 2026.

Notary's Signature

My Commission Expires:

Notary's Seal

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028