Karen Johnson Davidson County
Batch# 1451078 DEEDWARR
07/23/2026 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20260723-0066752

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 07/21/2026 Notary Public MY COMMISSION EXPIRES: 11/17/2029 (AFFIX SEAL)

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE LLC
ESTABLISHED 2024

2500 N. Mt. Juliet Rd., Mt. Juliet, TN 37122
File #26-6153

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Seay and Erica A Rupp	New Owner	**076-01-0-024.00**
524 Tulip Grove Road Hermitage, TN 37076-1734		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Amanda R Defelice, a single woman,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Seay and Erica A Rupp, husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being all of Lot No. 7, Section Once, Sunset Park, according to survey and plat of same appearing of record in Book 4300, Page 185, in the Resiter's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate descripton of said lot.

Being the same property conveyed to Bill. E. Defelice and wife, Amanda R. DeFelice by Warranty Deed from Michael R. Early and Teresa E. Early, dated February 28, 2000, recorded March 3, 2000, of record in Instrucment No. 20000303-0021531, Register's Office for Davidson County, Tennessee. **Bill E. Defelice having since passed away.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **524 Tulip Grove Road, Hermitage, TN 37076-1734**
(House Number) (Street) (City, State) (Zip)

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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 21st day of July 2026.

Amanda R. DeFelice

Amanda R Defelice

STATE OF **TENNESSEE**
COUNTY OF Wilson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Amanda R Defelice**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 21st day of July 2026

NOTARY PUBLIC

My Commission Expires: 11/20/29

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

I, Kirsten Virden, 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 07/21/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 07/21/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of July, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

