Karen Johnson Davidson County
Batch# 1455913 DEEDWARR
08/05/2026 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20260805-0072134

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
MJ-26-2788

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS ____ day of July, 2026

Notary Public

Commission Expires: 11/3/29

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mary Elizabeth Camuso 3313 Ironwood Drive Nashville, TN 37214	NEW OWNER	096 14 0 263.00

WARRANTY DEED

FOR AND IN 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,

Richard DeLima and Stacy DeLima, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary Elizabeth Camuso, unmarried woman

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:

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, Described as follows: to wit:

Being Lot No. 254, on the Plan of Hickory Bend, Section 4, of record in Plat Book 4175, Page 34, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description

Being the same property conveyed to Richard J. DeLima, unmarried, and Jack Ottervanger and wife, Marie Ottervanger by Warranty Deed from Billy J. Lee and wife, Rose M. Lee of record in Book 9387, Page 324, Register's Office for Davidson County, Tennessee, dated June 20, 1994 and recorded on June 24, 1994.

Being the same property conveyed to Richard J. DeLima, married by Quitclaim Deed from Jack Ottervanger and wife, Marie Ottervanger of record in Instrument No. 20020724-0088816 Register's Office for Davidson County, Tennessee, dated July 10, 2002 and recorded on July 24, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3313 Ironwood Drive, Nashville, TN 37214

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 so 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.

Dated this the 28 day of July, 2026.

Richard DeLima

Stacy DeLima

STATE OF TENNESSEE
COUNTY OF WILSON

On this 29th day of July, 2026, before me personally appeared Richard DeLima and Stacy DeLima, 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 28 day of July, 2026.

Notary Signature
My commission expires: 2/25/30

Taylor Christopher Grills
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Julv 29. 2026

Affiant Signature

3rd day of August, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028