Karen Johnson Davidson County
Batch# 1474972 DEEDWARR
09/18/2026 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20260918-0087160

KAYLA TABOR NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $650,000.00

Affiant

Subscribed and sworn to before me, this 19th day of September, 2026.

Notary Public
My commission expires:
3/28/28

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4068 Rural Plains Cir., Ste 150
Franklin, TN 37064

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Zachary Wyman	**Rocket Mortgage, LLC**	**181060B01100CO**
452 Red Sunset Ct	**1050 Woodward Ave**	
Brentwood, TN 37027	**Detroit, MI 48226-1906**	

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 ACKNOWLEDGE, WE,

David Badalucco and Johana Studzinski, now Badalucco, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zachary Wyman, a single man

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 Lot No. 11, Plan of Major Subdivision Final Plat of The Heights at Autumn Oaks, Phases 5 and 6, of record in Instrument No. 20200429-0044960, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to David Badalucco and Johanna Studzinski, joint tenants with full rights of survivorship, by Warranty Deed from Tanna Marie Thronson, aka Tanna Marie Phillips, a married woman, and Christopher Lee Thronson and Regina M Thronson, husband and wife, dated February 15, 2024, of record in Instrument No. 20240216-0010984, in the Register's Office for Davidson County, Tennessee. Oath is hereby made that Johanna Studzinski is now known as and is one and the same person as Johanna Badalucco.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions and Easements as set out in Instrument No. 20100512-036555, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 452 Red Sunset Ct, Brentwood, TN 37027.

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 in 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.

_____ Date: 9-16-26
David Badalucco

_____ Date: 9/16/26
Johana Studzinski, now Badalucco

STATE OF Nebraska

COUNTY OF Sarpy

Personally appeared before me, a Notary Public of said County and State, David Badalucco and Johana Studzinski, now Badalucco, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of September 2026.

_____
NOTARY PUBLIC

My Commission Expires: 4-12-2029

General Notary - State of Nebraska
AMY L ASHBROOK
My Comm. Exp. Apr. 12, 2029

Certificate of Authenticity

I, J. Trent Lehman, 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 9/17/26.

Date

Affiant Signature

9/18/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of September, 2026.

Notary's Signature

My Commission Expires: 3/29/29

Date

Notary's Seal (if on paper)

