Karen Johnson Davidson County
Batch# 1240879 DEEDWARR
02/26/2025 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,509.60
20250226-0014367

WARRANTY DEED

LYNAE WILDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. AP-25-8812

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $408,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2025

Notary Public

MY COMMISSION EXPIRES: October 22, 2025
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph David Vrankovich and Barbara Joyce Vrankovich	New Owner	
(NAME) 244 Robinwood Avenue	(NAME)	052-01-0-190.00
(ADDRESS) Nashville, TN 37115	(ADDRESS)	
(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, **Ronald James Gallo, III and Chiara D'Anzieri, husband and wife and Ronald James Gallo, Jr, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph David Vrankovich and Barbara Joyce Vrankovich, husband and wife**, 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:

Land in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 2 of Block F, on the plan of Revised Plan of Power and Roth's Madison Park Subdivision, as shown by plat of record in Plat Book 843, Page 7, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No 2 fronts 50 feet on the South side of Robinwood Avenue and runs back between parallel lines, 237 feet to a dead line.

Being the same property conveyed to Ronald James Gallo III, a married man and Ronald James Gallo, Jr., as Joint tenants with Right of Survivorship by Warranty Deed from Iconic Kitchens and Bathrooms LLC of record in Instrument No. 20231205-0094036 Register's Office for Davidson County, Tennessee, dated November 30, 2023 and recorded on December 05, 2023.

The subject property was never used as the principal residence of Ronald James Gallo, Jr. or his spouse.

Chiara D'Anzieri, wife of Ronald James Gallo, III, hereby joins in this conveyance to convey any and all right, title, or marital interest she may have in the property.

This is property more commonly known as 244 Robinwood Avenue, Nashville, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 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 24th day of February, 2025.

Ronald James Gallo, III

Chiara D'Anzieri

Ronald James Gallo, Jr

STATE OF New Jersey
COUNTY OF Camden

On this 24th day of February, 2025, before me personally appeared Ronald James Gallo, III, Chiara D'Anzieri, and Ronald James Gallo, Jr, 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 24th day of February, 2025.

Notary Signature Edna M Butts
My commission expires: 7/14/2028

EDNA M BUTTS
NOTARY PUBLIC
STATE OF NEW JERSEY
ID #50211695
MY COMMISSION EXPIRES JULY 14, 2028

True Copy Certification

I, Grace Tant, 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 the 24 day of February, 2025.

Grace Tant

Affiant Signature

2-24-25

Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 24 day of February, 2025.

Lynae Wilder

Notary's Signature

My Commission Expires: October 22, 2025

Notary' Seal (if on paper)

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY